



**STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION**

TO: PLUS Reviewers

FROM: David Edgell, Principal Planner

RE: PLUS Review for Milford Comp Plan Amendment

DATE: May 5, 2014

In April of 2013 a Comprehensive Plan Amendment for Milford was reviewed as PLUS 2013-04-02. The City has not yet adopted the Plan Amendment. As the City was revising the Amendment to address PLUS comments, they decided to make additional changes to several areas in the City. These changes are listed in the application as follows:

1. Milford Memorial Hospital (Bayhealth) institutional zoning classification expansion
2. Two medical offices on Lakelawn Drive changed from residential to institutional
3. Area on Rt. 113 north, on east side, changed from residential to commercial
4. Added a map and text to recommend a master plan be developed for the Northeastern Area

In addition, the text of the plan has been updated with 2010 Census data and other information. As you may recall, the version of the plan we reviewed in April of 2013 only indicated that there were going to be changes to the plan text. This version appears to include the changes that were contemplated.

Please review the land use changes listed above. I would also like to suggest that you revisit your comments for PLUS 2013-04-02 and review this Amendment to make sure those comments have been addressed.

Don't hesitate to contact me if you have any questions.

2014-05-04

Preliminary Land Use Service (PLUS) Comprehensive Plan Amendments and Municipal Ordinances

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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Date of Most Recently Certified Comprehensive Plan: 2008 _____

Application Type: _____
Comprehensive Plan Amendment: 2013 _____

Ordinance: _____

Other: _____

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Please describe the submission:

Please accept this submission as an amendment to the original submission of the 2013 revision to the approved 2008 Comprehensive Plan. The major changes from the original submission are as follows:

Future Land Use Changes:

1. Milford Memorial Hospital (Bayhealth) institutional zoning classification expansion.
2. Two medical offices on Lakelawn Drive changed from residential to institutional.
3. Area on Rt 113 north, on the east side, changed from residential to commercial.

Northeastern Area:

After consultation with the OSP, meetings were held with DeIDOT and Dover/Kent MPO and the result was that a Master Plan be prepared for this area.

2013 COMPREHENSIVE PLAN (OCTOBER 5, 2012) (UPDATED APRIL 28, 2014)

Since the completion and approval of the 2008 Comprehensive Plan for the City of Milford, new and available statistics from the 2010 U.S. Census are incorporated into the 2013 Comprehensive Plan Amendment. In the 2008 City of Milford Comprehensive Plan, the Plan was comprised of essentially two parts: Book One, which provided statistical information and data regarding Public Services for the City and Book Two, Book Three, and Book Four which represented the Vision for Milford and the Goals, Objectives, and Implementation Strategies to achieve this Vision.

Regarding Book One, CHAPTERS 1: INTRODUCTION, CHAPTER 2: PLANNING PURPOSE, CHAPTER 3: LOCATION AND CHAPTER 4: HISTORY OF MILFORD has not changed and is still current in their analysis. However beginning with CHAPTER 5: ECONOMICS, new statistics have been incorporated concerning this as well as CHAPTER 6: DEMOGRAPHICS, CHAPTER 7: PUBLIC SERVICES, CHAPTER 8: ELEMENTS OF COMMUNITY DEVELOPMENT and CHAPTER 12: LAND USE PLAN/ANNEXATION PLAN. The remaining Chapters have not changed due to the subject matter. Following are the changes from Chapters 5-8 and 12.

CHAPTER 5 ECONOMICS

Although initially settled as a farming community, Milford's location on the navigable Mispillion River allowed an important manufacturing center to develop. In the late 19th Century, the City was a shipbuilding center, producing nearly 300 vessels, including threemasted schooners that sailed both the Delaware Bay and Atlantic Ocean.

Today, Milford's economic base is strong through diversification. The business community is a mix of small and mid-sized local businesses, as well as important facilities of national firms such as Perdue, Inc. and Dentsply/Caulk. The business base includes manufacturing and industrial enterprises, a rapidly expanding medical facilities sector, professional, educational and government services, as well as retail businesses.

Milford's employers are balanced between both Kent and Sussex County portions of the City. Comparing information from the 2000 and 2010 Census showed the City of Milford's labor force increased from 3,152 persons to 4681. However the

unemployment rate within the population ages 16 and older increased from 4.6 percent to 8.4%, reflecting the state and national rise in unemployment from 2000 to 2010.

Milford's residents find work both within the City and throughout Kent and Sussex Counties, with half of Milford's civilian labor force is employed in three business sectors, (Educational, Health and Social Services, Manufacturing, and Retail Trade) tabulated below.

TABLE 5A: Labor Force Employment

BUSINESS SECTOR	PERSONS 2000	PERSONS 2010	PERCENTAGE OF LABOR FORCE 2000	PERCENTAGE OF LABOR FORCE 2010
EDUCATIONAL, HEALTH AND SOCIAL SERVICES	649	892	22.5	21.
MANUFACTUR-ING	464	515	16.1	12.2
RETAIL TRADE	336	523	11.6	12.3

Total 4239

Source: 2000 and 2010 Census

These figures reflect, in part, the employment opportunities within the City offered by the Milford School District and within the growing medical facilities sector. The largest employers within the City include agribusiness and related food processing facilities, manufacturing firms and medical service providers. The City's largest employers are tabulated below. Recent inquiries have shown a continuing improvement in the employment picture for the City of Milford. However, while the number of jobs for the largest employers has decreased by nearly 100 jobs from 2007 to 2012 there appears to be more people entering the job market which reflects in an increase in the number of unemployed persons.

TABLE 5B: Largest Employers

EMPLOYER	TYPE OF BUSINESS	NO. OF EMPLOYEES 02/28/03	NO. OF EMPLOYEES 12/07/07	NO. OF EMPLOYEES 09/12/12
PERDUE, INC POULTRY	POULTRY PROCESSING	1000	1350	1120
BAYHEALTH	HOSPITAL HEALTH CARE	650	810	805
DENTSPLY/CAULK, INC	DENTAL SUPPLY MANUFACTURE	469	436	500
MILFORD SCHOOL DISTRICT	EDUCATION	350	502	523
SEAWATCH INTERNATIONAL, INC	SEAFOD PROCESSING	300	300	255
DE DEPT OF HEALTH AND SOCIAL SERVICE	HEALTH CARE	232	250	220
WAL-MART	RETAIL	165	447	450
KENT-SUSSEX INDUSTRIES	SHELTERED WORKSHOP	130	100	103
MILFORD FERTILIZER	AGRICULTURAL PRODUCTS	120	319	275
CITY OF MILFORD	GOVERNMENT	80	115	109
SUBTOTAL		3496	4629	4360
VETERNS HOME	GOVERNMENT	0	0	215
TOTAL		3496	4629	4575

These organizations employ over 4,500 persons, and together with many other smaller businesses, contribute to a healthy demand for employees and derivative demands for transportation options and housing within the City. Perdue, Inc. operates a poultry processing plant within the City which provides employment opportunities for unskilled labor and is a significant employer for Milford's growing Hispanic and Black populations.

The City of Milford has developed an Industrial Park, located northwest of the intersection of US Route 113 and DE Route 14. This development is mostly occupied, with one 20+/- acre parcel remaining. The Greater Milford Business Park is located in the northwest area of the City. Phase 1 is located on the south side of Airport Road, and all the utilities have been installed. Phase 2 called Independence Commons is on the north side of Airport Road and is targeting sales to health and social service providers and other interested employers. Current occupants include the Delaware Veterans Home, Delaware Hospice, Boys and Girls Club, Response Computer Group and Nephrology Associates.

Independence Commons has a variety of available lots. The Greater Milford Business Park and Independence Commons are shown on Map 7.

TABLE 5C: Area Unemployment Rates (not seasonally adjusted)

		AUGUST 2007	SEPTEMBER 2007	JUNE 2010	JULY 2012
NEW CASTLE COUNTY	4.3	3.1	3.1	8.4	7.0
KENT COUNTY	3.0	3.1	2.9	8.1	7.7
SUSSEX COUNTY	2.9	2.6	2.5	7.2	7.2

Table 5C represents the increase in the Area's Unemployment Rate for all three Counties for the State of Delaware which reflective of the national economic picture.

Income

The median household income in Milford has been reported as \$32,525 and the median family income as \$40,333, based on the 2000 Census. Statistics from the 2010 Census shows that the median household income has increased to \$44,982 and the median family income has increased to \$58,065. The mean household income for the City of Milford from the 2010 Census is reported at \$51,879 and the mean family income is \$62,452. And per capita income at \$20,760.

Information provided by the 2000 census showed Milford with a labor force of 3,152 persons, and an unemployment rate within the population ages 16 and older (5,246 persons) of 4.6 percent. Approximately 10 percent of the population had incomes below the poverty level.

The values reported for unemployment, median income and poverty reflect Milford's position as an urban center, with available low-cost housing, and employment opportunities for unskilled labor.

Travel to Work

Traveling to and from the work place is an expense of time and money for the worker. In Milford, the average commute time to the work place is now 21.4 minutes, an increase of 1.4 minutes from 2000 which is still lower than either the Kent County or Sussex County averages. Milford's work force is located close to employment opportunities and this is reflected in the lower commute time, as well as in the level of walking, biking and use of shared transit options, which provides a place to live, work, shop, and play.

Poverty

According to the 2010 US Census, 10.5% of families in the City of Milford were below the poverty level. This corresponds to the 10.4% poverty level reported in the 2000 US Census for the City of Milford and is less than the 2010 for poverty level for Kent County, which reported a poverty level of 12.4% and Sussex County which reported a 11.5% poverty level.

Redevelopment

The most successful redevelopment program has been through the public/private partnership with Downtown Milford, Inc., (DMI) a non-profit organization. The group has assisted in implementation of Milford's streetscape projects, as well as working with private developers on the conversion or renovation of existing buildings in the center of the city. An example of successful renovation was the conversion of the Kent Sussex Inn, a three-story hotel that had been closed for over 10 years, to office space with parking. The State of Delaware Department of Health and Social Services now occupies the building.

Downtown Milford, Inc. is organized to stimulate economic development: 1) by encouraging cooperation and building leadership in the business community, 2) by creating a positive image for the downtown area by promoting it as an exciting place to live, shop and invest, 3) through the improvement of the downtown appearance, and 4) by rebuilding and diversifying the downtown economy.

Grant funding for redevelopment projects are administered by Downtown Milford, Inc., and supplied through the State of Delaware Community Redevelopment Fund program. A revolving loan fund is also administered by DMI, using seed money from the US Department of Agriculture.

The objectives of Downtown Milford, Inc. are promoted by the City through the Central Business District zoning classification and through the Mispillion Riverwalk master plan. New joint efforts with DMI include a new provision to the Historical District Ordinance to improve and protect buildings in the three established Historical Districts and working jointly with the DMI which has culminated in its efforts to be designated as a "Main Street" city. This will further improve the Downtown Area of the City of Milford.

Beyond the downtown area, other redevelopment challenges include under-utilized industrial space located in Sussex County on South Washington, McColley and Marshall Streets. From 2005 to 2008, the shopping center on NE Front Street is being refurbished, and other potential sites are found in Kent County along Rehoboth Boulevard. The City's policy is to coordinate with Delaware Economic

Development Office to find interested parties for utilization of these and other properties that may become suitable business opportunities. In addition, a full-time Economic Development Coordinator has been hired by the City of Milford to coordinated Economic Development Plans for the City.

Housing

From the 2010 Census data, Milford included 4,042 housing units with a variety of structure and density options. In ten years the City of Milford has 4042 total housing units which represents a 8.5% increase in the number of housing units from 2000, with 2701 units listed as Single Family Detached Dwelling Units or 66.8% of the housing and 1075 units or 27% of the units being multi-family. 3727 units are occupied or 92.2%. Of the 3727 occupied units, 2247 are owner occupied or 60.2% and 1481 are renter occupied or 39.8% units. According to the 2010 Census there are approximately 315 vacant housing units, with a vacancy Home Owner rate of 2.4% and a vacant renter rate of 4.3%. The Median Value of a Single Family Detached Dwelling Unit is \$194,000 and the Median Rent is \$955.

TABLE 5D: Housing Types From the 2010 Census

The 2010 Census reports that slightly less than half (1,308 of 2,753) of the occupied housing is owner-occupied, with many units available through rental agreements. Based on the development plans for the currently building projects and additional projects in the annexation/site review pipeline, the level of owner-occupied housing is anticipated to rise. Housing trends in Milford are in transition from being typical of Kent County, where residence is full-time and most homes are the primary residence. In contrast, Sussex County homes are reported as only 67% occupied. The Sussex County figure does not represent a housing glut at this time, but rather reflects the demand for vacation and second-home properties near the beaches. The Milford area was experiencing demand for up-scale condominium and summer home units until the downturn in the housing market. Recent trends show a 35% drop in housing units constructed from 2006 to 2007 for the City of Milford, with the tendency to continue in 2008.

The age of the housing stock reflects Milford's long history on the banks of the Mispillion, as well as variations in the City's economic climate as the service sector grows and manufacturing declines. New units have been added at a rate of over 10% per decade since the 70's. This rate was significantly higher (approximately 19%) during the 1990's and early 2000's when interest and mortgage rates were at very low levels and the US economy was strong.

Since 2000 the housing industry has been on a “roller coaster”. Between 2000 and 2005 the price of housing was increasing at a rapid rate, forcing many potential home buyers to get into homes based on creative financing at “sub prime” rates. This housing boom was based on the premise of substantial increases of housing beyond the normal rate of return of 4% per year.

Since 2005 this “housing boom” has burst with many existing homeowners finding it difficult to meet their monthly mortgage payment, with many filing for bankruptcy or abandoning their property. A resulting consequence of this creative financing has been the substantial decrease in the availability of homeowners being able to sell their property and moving to the Milford Area. This has also affected the future development plans of residential units coming on the market, with many developers delaying or postponing construction of their plans until the “financial crisis” is stabilized.

While a range of housing options are available in Milford, including apartment units located with walking or a bike ride to public transportation, shopping and work places. Housing values reported by the US Census in 2000 were generally under \$120,000. This value has fluctuated over the past eight years, peaking in the 2003-04 and then retreating beginning in 2005-08. Checking the Real Estate prices of homes available for sale, show a variety of options and price ranges. Moreover, new subdivisions within the City had lots available for construction of larger, more expensive homes, as well as ranch-style starter-home models of fewer than 2,000 sq. ft. Milford’s existing housing stock has been affordable, according to the 2000 Census with a median value of \$93,000. Kent County’s median was somewhat higher at \$114,100. Sussex County values are \$122,400.

A recent publication by the Delaware State Housing Authority entitled Delaware: Statewide Housing Needs Assessment 2008-2012 shows that the 2007 median home price in Kent County is \$195,000, while the median home price in Sussex County is \$260,000. This represents a 110% increase in seven years for Kent County and 112% increase for Sussex County. This substantial increase will place additional demands on first time home buyers who will be entering the housing market. Additional information will need to be analyzed in the foreseeable future to see if this trend continues. If it does it will place excessive financial demands on first time home buyers. This is further emphasized by the above statistics showing the average household income at approximately \$51,000 but the average home in the \$200,000 to \$250,000, price range.

Table 5E shows the Home Sales for the City of Milford from 2003 to the first quarter of 2008. This graph show a slight down turn in the average sale price of housing reflecting in national trend regarding the price of housing.

TABLE 5E: Home Sales in Milford

AFFORDABLE HOUSING

In March 2004, Milford had approved approximately 1,470 lots for new housing. The vast majority of these lots were located at the periphery of the City in four existing developments and one proposed subdivision.

In 2006, the Planning Commission recommended and City Council approved an additional 4415 proposed dwelling units. Approximately half of these dwelling units received Final approval by City Council and were to begin construction. Several of these proposed developments have had their approvals expire or were given numerous extensions, while other developments remain in limbo, awaiting the next positive signs regarding the housing financial market. The best way to describe the current housing situation for the City of Milford is “In Flux”. It appears that incomes for the residents of the City of Milford have increased almost 30% in the last decade giving opportunity for home purchase, coupled with the lowest interest for home purchase in thirty years as well has falling home sales/values has increased the housing affordability index to recent highs.

Maintaining a wide variety of housing options provides consumers with many choices and increases the probability that families will find housing that suits their needs and budgets. Just as important, the supply of lots and housing helps limit upward pressure on housing costs in Milford.

CHAPTER 6 DEMOGRAPHICS

POPULATION

According to the Census 2010, the City of Milford's population is 9,559 people who live in 4,126 household. This represents an increase of 2,827 people from the Census 2000 or a 42% increase in population and an increase in the housing stock. This equates to one of the largest increases of any City in the State of Delaware and hopefully positions the City in a favorable position to attract additional new residential and commercial developments. This population boom was due in large measure to the positive economic housing market in the 2000 to 2005 time frame and earlier that enabled first generation 'Baby Boomers' to sell their primary home in northern states including New York and New Jersey and relocate to the favorable tax and economic climate of central Delaware.

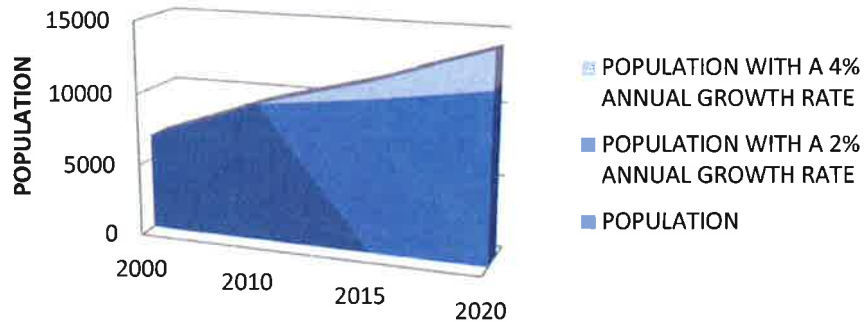
POPULATION ESTIMATES

While there are no small areas POPULATION PROJECTIONS for the City of Milford, there are population projections for both Kent and Sussex Counties from the Delaware Population Consortium (Annual Population Projections: October 25, 2012). For Kent County the expected population increase from 2010 to 2015 is approximately 5% and the expected population increase from 2015 to 2020 is again 5%. For Sussex County the expected population increase from 2010 to 2015 is 9.6% and from 2015 to 2020 the expected population increase is 8.5 %. From the following table, the population for the City of Milford in 2000 was 6732. This increased to 9559 in 2010, or 2827 persons, represented a 42% increase. Using a conservative increase of 2% per year, the population estimate for 2015 would be approximately 10500 and in 2020 would be 11650. Using a 4% increase per year, which reflects what happened in the prior decade the estimates would be 11650 for 2015 and 14200 for 2020.

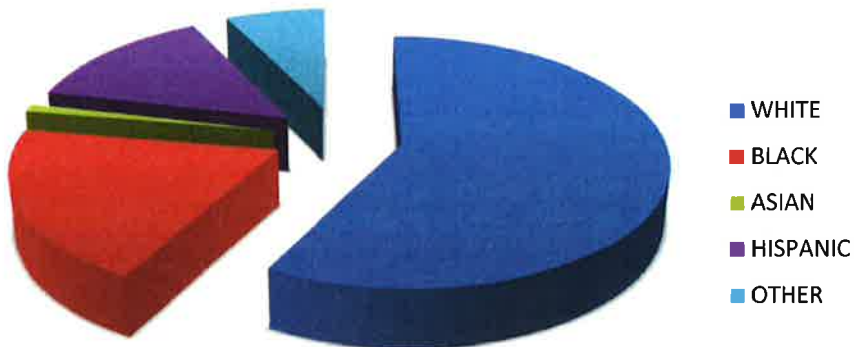
TABLE 1 POPULATION ESTIMATE FOR THE CITY OF MILFORD

	2000	2010	2015	2020
POPULATION	6732	9559		
POPULATION ESTIMATE USING A 2% ANNUAL GROWTH RATE			10500	11650
POPULATION ESTIMATE USING A 4% GROWTH RATE			11650	14200

POPULATION AND POPULATION ESTIMATES FOR 2015 AND 2020



2010 POPULATION DIVERSITY



RACE AND ETHNICITY

The City's racial and ethnic makeup is tabulated below

TABLE 2 CENSUS 2000 AND 2010 POPULATION DIVERSITY

POPULATION							
	WHITE	BLACK	AMERICAN INDIAN	ASIAN	HISPANIC	OTHER	TOTAL
2000	4576	1639	56	107	594	354	6732
2010	6215	2128	50	110	1510	778	9559
% INCREASE FROM 2000	36%	30%			244%		42%

This table shows significant increases from 2000 to 2010, in the White, Black and particularly the Hispanic Populations.

AGE

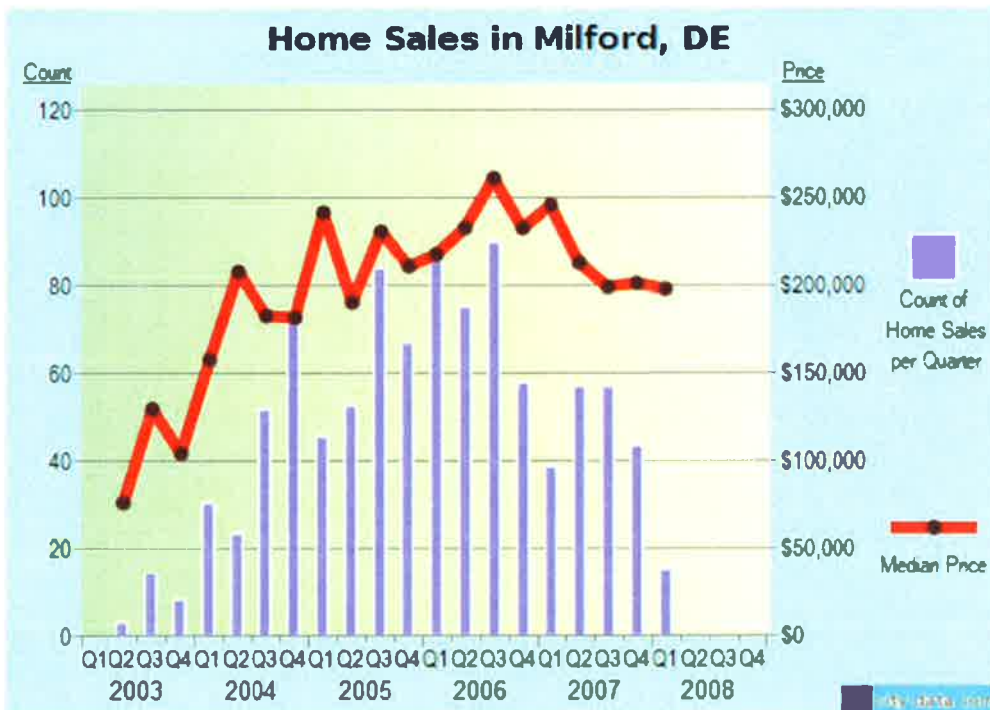
Milford's population is somewhat younger than the rest of the two counties. Median age however has increased from 2000 to 2010 from 35.1 years of age to 37.9 years of age, reflecting the aging population and possibly the increase in retirees from other states.

EDUCATIONAL ATTAINMENT

According to the 2010 Census 38.0% of the population has attained a High School Diploma, 8.6% have attained an Associate's Degree, 9.3% have a Bachelor's degree and 6.5% have a Graduate degree. The percentage of High School Graduates and persons with Associates degrees have increased since 2000, while the percentage of persons with Bachelor's and Graduate degrees have decreased from 2000.

HOUSING

Based on the 2000 Census data, Milford included 2918 housing units with a variety of structures and density options. With the completion of the 2010 Census, Milford increased its housing stock to 3743 units or an increase of 825 units which represents a 28% augment for the decade. This has been followed by an increase of 123 dwelling units from January 2010 to June 2012. Regarding the 2010 Census 2049 units are owner occupied or 54.7% and 1694 are renter occupied or 45.3%. Based on the recent U.S. Census the Average household size is 2.48 persons and the Average family size is 3.06 persons.





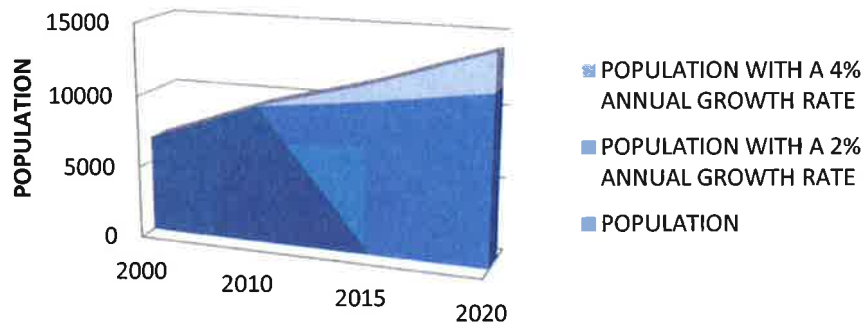
HOME SALES IN MILFORD, DE

These two charts show the dramatic increase and decrease in the price of Home Sales for the City of Milford from 2003 to 2012. The first chart shows the rapid increase in the price of housing from the first quarter of 2003 to the first quarter of 2008, with the price of housing peaking in the third quarter of 2006. The first quarter of 2008 shows the average Home Sales Price for the City of Milford at \$200,000. The second chart shows the decrease in Home Sales Prices for the first quarter of 2012 to approximately \$120,000. , A decrease of almost 40%.

Housing units in structures:

- One, detached: 1,835
- One, attached: 139
- Two: 169
- 3 or 4: 139
- 5 to 9: 266
- 10 to 19: 133
- 20 to 49: 86
- 50 or more: 125
- Mobile homes: 26

POPULATION AND POPULATION ESTIMATES FOR 2015 AND 2020



CHAPTER 7: PUBLIC SERVICES

City Government

The City of Milford Charter was consolidated, amended and revised significantly in 1993, and further revised in 1999. The citizens of the City are represented by a Mayor, elected by citywide election, and by 8 councilmen, elected from within four council districts delineated as Wards. For each of the four wards, one council position is open for election every year. Councilmen and the Mayor serve two-year terms. Under the City Charter, the ward boundaries will be reviewed every ten years, in conjunction with the release of Census data, to assure a nearly equal population within each ward. The wards were updated in 2004, and again in 2011 using the 2010 Census of Population to ensure an equal population of each ward.

A City Manager provides full-time management of the City departments and reports to the Mayor and council. A staffing review was completed in 2004, and in conjunction with the expanding demands on the City's management and public services a City Engineer and an Assistant Manager was hired.

The City also includes a Planning Commission consisting of members representing the wards and are appointed by the Council, as well as a Board of Adjustment. Under the Charter, the City has the right to annex any contiguous territory to its City limits where the property owner has petitioned for annexation, or where a vote among the affected property owners results in a majority in favor of annexation. Currently, the City still maintains a policy of accepting only petitions for annexation from property owners which meet the requirements for annexation. The City may enter into an annexation agreement with the affected property owner(s) prior to the election which "...may address any matters which would be relevant to the subject lands, if annexed. By way of example and not in limitation, such agreement may address zoning subdivision approval, tax relief, public utilities and public improvements."

Police Service

The City of Milford maintains a full-time police force of 30 officers. The Department works with the Delaware State Police, through Troop 4 located in Georgetown, Sussex County and Troop 3 located south of Camden in Kent County.

The Police Department's activities include a wide range of security activities, including investigating citizens' complaints, initiating criminal and traffic arrests, responding to accident situations, and performing crime prevention checks. While

specifically organized to serve the citizens within the City limits, the Department is dispatched to calls beyond the City, and the security of persons living within the Greater Milford area does impact the operations of the Department.

The Department supports a variety of equipment and policing methods, including bike patrols and a dive team. The Department periodically partners with other City departments to expand its community policing activities, such as advertising youth programs through the Parks and Recreation Department newsletter.

The Department is housed in the Richard D. Carmean Building, at 400 NE Front Street, approximately 100 feet from the north bank of the Mispillion River in Kent County. The location of is shown on Map 2.

The current location is centralized with good access to the main street system, as well as Business Route 1, to provide rapid response times. The Police Department building is located within the 100-year floodplain and the Station is surrounded by low-lying areas, and has been impacted by severe flooding in the past. The Emergency Contingency Policy of the Milford Police Department is to relocate operations to the Ronnie Vickers Complex located at 180 Vickers Drive, Milford, DE, should the Milford Police Station be inoperable due to storm or other disaster.

The City facilities include the Public Works Center in the Greater Milford Business Park (180 Vickers Drive). The main building of the Public Works Center is located on property elevated above the 100-year flood, and is designed to accommodate emergency operations and communications. The Public Works center includes a large conference room that has been designed for conversion to emergency operations, if necessary, warehousing for materials for roadway, pipe and electrical maintenance, garage facilities, a fueling station and security enhancements.

As the City continues to grow, both in area and in population, the staffing needs and the adequacy of the current Police Station will need to be addressed. The timing of this review will depend on the actual build-out of many of the new subdivisions within the City; however, it is anticipated that this review of service will be accomplished within the five year period under this Update. The review of staffing and deployment should include consideration of the City's police policies and practices, the composition of the population, particularly age structures and the number and nature of calls for service.

Fire Protection

The Carlisle Fire Company provides fire and emergency response for Milford and the surrounding area. The Fire Company is located at 615 NW Front Street, in Kent County, with approximately 100 members and full-time Emergency Medical Services staffing. For 2012, the Company estimates that they will respond to 550-600 fire emergencies and 2950-3000 medical calls during an average year.

Trash Collection/Solid Waste

The City of Milford provides trash pickup once a week, by the City Streets Department. The cost of providing trash service has been maintained through effective personnel management and use of City-owned trash receptacles. As the City's area continue to expand, service demands will increase on both equipment and personnel.

The City has a contract with the Delaware Solid Waste Authority (DSWA) to provide weekly curbside recycling; this is available to all residents. This service is provided for at no additional cost. However there is a requirement that the resident must sign up for this service. Currently over 1600 residential customers are enrolled in this program out of approximately 3100 total residential waste customers.

In the fall of each year, a waste diversion program for leaves is available to residents of the City of Milford. Residents may rake or blow leaves to the curb where city waste crews collect them with a vacuum/shredder. The shredded leaves are utilized by the Parks and Recreation Department as mulch for various projects throughout the City.

The DSWA has a transfer station within the City of Milford, on US Route 113. The transfer station cuts travel time and provide savings in operation and maintenance costs.

DSWA operates three Recycle Delaware Centers in the Milford area, located at Milford Plaza Shopping Center on US 113, off of Marshall Street on Industrial Blvd, and at Calhoun's Country Store, at the intersection of Old Shawnee Road and Route 36. The Centers accept various papers, glass, plastic and metal recyclables as well as batteries and aerosol cans.

Other Public Works

The City employees 6 full-time staff members for the Streets and Solid Waste Department. This department provides for street maintenance, trash pickup, and

snow removal on the municipal roadway network. Money received from the State for road maintenance is collected into a Street Funds Account and accumulated to provide funding for road maintenance and rehabilitation projects. The City Engineer develops a priority list for roadwork, which is updated when funding becomes sufficient to cost-effectively proceed with projects. Contractors perform most of the larger roadway projects and contracts are awarded by competitive bids.

The Streets and Solid Waste Department also provides maintenance services on the storm water collection system. The City sweeps streets and gutters on a weekly basis, which keeps catch basin grates open and available to receive runoff and also regularly cleans debris from catch basins. Finally, City ordinance prohibits curbside dumping of grass cuttings and leaf piles which can readily flow and clog the storm sewer systems during normal rainfall events.

All of these activities lead to reduction of sediments and debris entering the Mispillion River through the storm water system.

The Department also works with the Parks and Recreation and Electric Departments to prepare temporary facilities for the City's festivals and parades, and in placing decorations for various holidays.

Public Services Plan

The City of Milford operates on a policy of providing a complete suite of public services to its citizen's that support the principal of sustainable growth. Building on the mapping technology used to produce this Comprehensive Plan, a number of initiatives will be completed as part of the Public Services Plan. The City will continue to maintain its zoning map and will continue to work with Kent County to share GIS data regarding zoning and tax parcels.

As annexation agreements are being negotiated, the City will refer to this Plan Update to identify items which landowners, joining the City through annexation, can provide to further the City's overall Community Development Plan (compiled in Chapter 10). The Land Use and Annexation Plans (Chapter 11) should be used to assess the City's interest and ability to support annexation requests. Annexation agreements will be required to address water; sewer and transportation-related improvements needed to accommodate the EDU and traffic impacts of the proposed projects, and may include improvements in advance of any anticipated bypass, any proposed intersection improvements and Route 1/Route 30 intersection improvements.

It is recommended that population distribution maps and/or GIS data sets used to generate the maps (which will be generated for the redrawing of the Wards) be made available to the Police Department, along with the Future Land Use plans, for a manpower and deployment review. Similarly, the Carlisle Fire Company, recognizing the recent growth to the southeast, has indicated that a substation to the south or east, with easy access to DE Route 1 may be desirable in the future. A potential site is shown on Map No. 10. The City's Land Use Plan map will be made available to the Company to assist them in their planning process.

When the City completed construction of the Public Works Center, located in the Greater Milford Business Park, it consolidated many of the City's departmental facilities. As part of the project, the Water & Wastewater Department moved from the banks of the Mispillion River, fulfilling a recommendation of the Milford Hazard Vulnerability Assessment, completed under a grant from the Delaware Emergency Management Agency in 2000. The new Public Works Center was designed to accommodate emergency operations for the Police Department, in the event of severe flooding at the Police Station.

Parks and Recreation

Milford is indeed a Garden City, thanks in no small measure to the efforts of the Parks and Recreation Department. The City of Milford supports a Parks and Recreation Department of 5 full-time employees and 8 part-time, seasonal staffers for landscape/cemetery maintenance. The Department also relies on numerous volunteers to coach and chaperon its many activities, as well as soliciting sponsors for athletic leagues to keep costs to a minimum.

The City owns approximately 120 acres of open space managed by the Parks and Recreation Department, in five park sites shown on Map No. 12, Existing Land Use. In addition to the larger parks, landscaped islands of colorful flowerbeds grace roadway medians at the entry points into the City.

Near the center of the City, Bicentennial Park includes flower gardens, walkways and a veterans' memorial. Silver Lake Park, Memorial Park, the NE Front Street Recreation Area and the Mispillion Riverwalk are adjacent to the river and take advantage of the Mispillion River as a recreational, as well as scenic resource. Most of the City's green space projects are grant funded. The Department actively supports the regional Greenways initiative through project coordination, river clean-up and educational programs.

The Department also provides for a wide variety of recreational programs to meet the needs of Milford residents, young and old. Soccer leagues, youth basketball, gymnastics and tumbling for younger children, aerobics for adults, scrap booking and trips to professional league sporting events or big-city theatrical productions are available throughout the year. The Department also works with other athletic leagues to host youth baseball, football, and softball at City of Milford playing fields.

The Milford Parks and Recreation Department annually sponsors the Mispillion Riverwalk Festival, showcasing the Mispillion Riverwalk and greenway initiatives. The Department also partners with local non-profits for events like the spring “Bug and Bud Festival.”

The Parks Plan

The City’s Parks and Recreation Department has been recognized throughout the state as a model for urban greenways development. The Statewide Comprehensive Outdoor Recreation Plan (SCORP) listed walking or jogging and picnicking as the most popular activities. These activities are readily accommodated by urban parks, and are a current focus along the Mispillion. The Mispillion Greenway will be completed with the development of the 9-acre Goat Island Nature Area in 2013. In addition, plans are being implemented to acquire and develop approximately 30,000 square feet of greens space along the Mispillion River’s northeast corridor.

The Recreation Plan

As more families move into Milford, the demand for organized recreational activities will increase. The Department has identified soccer as a desirable addition to its programs, with the sport’s suitability for young players and co-ed leagues for beginner levels. The City has developed a 10 acre sports complex at Independence Commons adjacent to the new Greater Milford Boys and Girls Club. The project consists of parking, six (6) age-appropriate soccer fields, one (1) multi-purpose field and two (2) age-appropriate playgrounds, a figure 8 walking track and a 9 hole disc golf course. The City will continue to look for opportunities to focus on recreation facilities for youths along the Riverwalk or on redevelopment properties.

In conjunction with the Parks Plan, the Recreation Plan also includes the River as a resource. The boat dock located at the Police Station has been upgraded as part of the DNREC Bank stabilization project. Kayak trails are being investigated in the tidal reaches of the River, from Goat Island toward the mouth of the Mispillion. Deep Creek, which flows from Sussex County to the River near Beaver Dam Road,

is also being considered for greenways expansion, a newly installed floating dock will serve as a launch for future eco-tours on the Mispillion watershed. The City's Land Use Plan incorporates preservation areas along these drainages, which support recreational use of the larger waterways.

Other Recreational Plans

The Greater Milford Boys and Girls Club is located on eight (8) acres in the north portion of Independence Commons. The new facility serves as a community center and provides indoor recreation and mentoring activities for Milford's expanding teenage population group.

CHAPTER 8: ELEMENTS OF COMMUNITY DEVELOPMENT

Library Services

The Milford Public Library was founded in 1882 with the organization of the Milford Library Association. The Grange Hall acted as Milford's first library with one room dedicated to the cause, and a librarian was hired who earned a salary of \$30 per year. As the library grew in size, a children's library was added around 1912 making children's books and storytelling available.

The current Milford Public Library location, overlooking the Mispillion Riverwalk, opened in 1993 and in 2011 underwent a 10,000 square foot addition including two stories which houses a new Children's Library, computers with English and bilingual educational programs, a Teen Area, 24 station computer lab, the Delaware and Research Room that houses the Milford Chronicles from 1883-present digitized and indexed, and meeting rooms to accommodate small to large groups.

As of 2012 the library housed a diverse collection of DVDs and musical CDs and more than 45,000 books for children, adults, and young adults that include current fiction and nonfiction, research materials, and literature on CDs and cassettes. In addition, a variety of current and archived newspapers and periodicals are available for perusal. Other services include access to personal computers that provide free Internet and Microsoft™ products. Computer printing and photocopying are also available for a modest fee. Special programs will be provided throughout the year for community members of all ages.

Public Education

The availability of quality public education is an important component in attracting residents and businesses to the community. Milford has a long history of providing and valuing education as a public service.

When Milford was first laid out in 1787, William Johnson took up a lot on the northwest corner of Walnut and Park Avenue and built a home and conducted a day school. The Methodist Church also received land at the same time and conducted a school, as did the Quaker Meeting. The most famous of Milford schools was the Milford Academy (later North Milford High School) that was in operation as early as 1803. Sometime after 1810, the Academy moved to a one story brick building on the corner of NW Second Street and North Street. It was enlarged sometime around 1818 to two stories. This was a private school until 1846, when it was purchased for a public school. Other private schools in town

were the Classical Academy, as well as a number of small schools conducted in people's homes.

The Milford School District covers an area of 166 square miles in central Delaware including areas of both Kent and Sussex County. The district serves approximately 4100 students including those living in the City of Milford and the Towns of Lincoln, Ellendale, Houston, and Slaughter Beach. The school district is one of Milford's largest landowners, employers and traffic generators. District operating costs are financed by the State of Delaware General Fund, land and capitalization taxes.

Six of the Milford School District's seven schools are located within city limits: Milford Senior High School, Milford Central Academy, Milford Middle School, Lulu M. Ross Elementary School, Benjamin Banneker Elementary School, and Mispillion Elementary School. Close by, in Lincoln, is the Evelyn I. Morris Early Childhood Center.

Milford Senior High School, located at 1019 N Walnut Street, was built in 1963 and serves grades 10 through 12 for the entire Milford School District. The school contains 75 classrooms and the last remodeling project was completed in 2001. The 2012 enrollment was 1150 students. The teacher/student ratio for the 2011-2012 school years was one teacher per 14.6 students. Students served by Milford Senior High School are required to choose one of four Career Pathways in their freshman year. In addition to core curriculum classes, they must choose "pathway" courses from Arts and Sciences, Business Technology, Technology, or Visual and Performing Arts. The High School's performance ratings are: 2010 – 2011 "Superior" and 2011-2012 "Met AYP" (considered Superior status under the old rating system.)

The Milford Central Academy serves students in grades 8 and 9. It was built in 2010 and is located at 1021 North Walnut Street. The 2012 enrollment was 634 students. The teacher/student ratio is approximately 16 students per teacher. Students at Milford Central Academy have the opportunity to learn the expectations they will face at Milford High School in terms of rigor and accountability while receiving the support found in a smaller setting. Eighth grade students experience Agricultural Technology, Computer Skills, Chorus/Band and Art. This exposure allows them to narrow their focus during their 9th grade year as they choose one of the following pathways: Business; Agricultural-Technical; Visual and Performing Arts; and Arts and Sciences. Both eighth grade and freshman students at MCA utilize a Career Cruising web-based program. Through

this program, students have access to career inventories and exemplary strategies for choosing a college that suits their needs and interests. Additionally, MCA students have access to exemplary, state of the art technology throughout the newly built "green" school. 2010 – 2011 “Superior” and 2011-2012 “Met AYP” (considered Superior status under the old rating system.)

Milford Middle School, located at 612 Lakeview Avenue, was built in 1928 and now serves grades 6 and 7. The Middle School building, though approximately 84 years old, was last remodeled in 2002 and contains 80 classrooms. The 2011 enrollment was 608 students. The teacher/student ratio for 2010-2011 was 16 students per teacher. The Middle School’s performance ratings are: 2010 – 2011 “Superior” and 2011-2012 “Met AYP” (considered Superior status under the old rating system.) The MMS schedule consists of four 90-minute blocks. Students receive 90 minutes daily of language arts and math and participate in social studies and science on a quarterly rotation for 90 minute blocks. Expressive arts classes enhance the educational experience and include physical and health education, art, keyboarding, business technology. Our expressive offerings also include band and chorus as an elective. Extracurricular activities offered include math league, solar car club and drama club. Sports include football, girls and boys soccer, field hockey, girls and boys basketball, wrestling, competition and seasonal cheerleading, girls and boys track, baseball, softball and cross country. Student Council sponsors school-wide events. MMS recognizes students for excellence in academics and community involvement. We have an active National Junior Honor Society. Students meeting the criteria are invited to join NJHS in the spring of their 6th grade year.

The original Benjamin Banneker Elementary School, located at 449 North Street, was built in 1918. The old building was last remodeled in 1970 and contained 27 classrooms. The School District completed construction on the new Banneker Elementary school in 2003. The old school was demolished when the new facility opened and serves grades 1 through 5. The 2012 enrollment was 514 students. The teacher/student ratio for the 2012 school year was 16 students per teacher. The School’s performance ratings are: 2010 – 2011 “Superior” and 2011-2012 “Met AYP” (considered Superior status under the old rating system.)

Banneker focuses on Differentiated Instruction as an instructional method for teaching. DI fosters the teacher's ability to plan instruction to meet a variety of learning styles and academic levels during a lesson. We also implement RTI, Response to Intervention. RTI provides intervention or enrichment to all of our students based on their individual needs in reading and math.

The Lulu M. Ross Elementary School is located at 310 Lovers Lane and was built in 1957. The school serves grades 1 through 5. The building, which originally contained 12 classrooms, doubled that number in 1959. The school continued to expand in 1992 with the addition of 6 more classrooms, and during the 2000-2001 school years 4 more classrooms were added in addition to the renovation of the existing building. The 2012 enrollment was 559 students. The teacher/student ratio for the 2011-2012 school years was 17 students per teacher. The school's performance ratings are: 2010 – 2011 "Superior" and 2011-2012 "Met AYP" (considered Superior status under the old rating system.) Lulu M. Ross Elementary School was recently honored with the Superstars in Education award applauding our utilization of the school day. This great honor recognized our school's ability to meet Response to Intervention (RTI) Federal mandates, maintain the integrity of the Milford School District selected curriculum, allow Instructional Support Time for all teachers during the school day to attain ongoing professional development, as well as foster the creative abilities of all of our students through a daily expressive arts class.

The Evelyn I. Morris Early Childhood Center is located at 8609 Third Street in the neighboring town of Lincoln and serves grades Pre-K and K. When it was built in 1931 it contained 4 classrooms. The building was later enlarged in 1958-59. Due to declining enrollment in 1979 the school was closed. In 1992 the school was renovated and additions were added and the school reopened in September 1993. It's most recent remodeling was completed in 2001. The 2012 enrollment was 351 students. The teacher/student ratio for 2011-2012 school years was 17 students per teacher. The school's performance ratings are: 2010 – 2011 "Superior" and 2011-2012 "Met AYP" (considered Superior status under the old rating system).

Misphillion Elementary School is located at 311 Lover's Lane in Milford, DE and serves students in grades 1 through 5. The school was built in 2011 and contains 36 classrooms. The 74,000 sq. ft. elementary school includes a geothermal HVAC system and 100 KW solar panels to help control energy costs. The 2012 enrollment for Misphillion Elementary was 551 students. The teacher/student ratio for the 2011-2012 school year was 17 students per teacher. The school's performance rating for the 2011-2012 school year was "Met AYP" (considered Superior status under the old rating system).

Some of the Milford School District's facilities are available for use on a rental basis to public groups in the community. Rentals may be contingent upon the date, time and type of use desired. Athletic facilities that can be rented include running tracks, open spaces for field play and indoor basketball courts. These facilities are

located at the High School, Central Academy, Middle School, Ross and Banneker Schools. Though these facilities are available, the usage may be limited as deemed necessary by the District for security reasons and to control expenses incurred by usage.

The Milford High School (Kent County) and Milford Middle School (Sussex County)-serve as Red Cross Emergency Shelters. Banneker Elementary School serves as the Kent County Emergency Medical Needs Shelter and is one of two for the county.

The City zoning ordinance currently recognizes schools as a suitable conditional use within two of its three residential districts. It is recommended that the ordinance be amended to include school facilities as suitable conditional uses within all residential districts. The placement of schools within neighborhoods, where school children live, can assist in traffic management and the opportunities to use walking as a transportation mode.

The City of Milford will continue to participate with the School District in planning to accommodate potential enrollment growth in all seven schools. School facilities should continue to be available to the adult and school age population for social, educational, and recreational opportunities during after-school hours.

CHAPTER 12 LANDS USE PLAN/ANNEXATION PLAN

Using local zoning ordinances and infrastructure enhancements, the City of Milford will direct commercial and industrial/ business/ professional office development to the northwestern quadrant of the City. The existing residential demand in the southeast quadrant will be addressed through the annexations under lower density residential classifications as well as consideration of Traditional Neighborhood Development and through the City's Planned Unit Development Conditional Use regulations. For additional information regarding existing and proposed development in the southeast quadrant please consult the Milford Southeast Neighborhood Master Plan July 25, 2010.

In the southwestern quadrant of the City, existing residential neighborhoods are under pressure to accommodate medical service offices in conjunction with the expansion of the Milford Hospital. One recommendation is to consider additional requirements under the Conditional Use regulations in order to conserve the mixed-use pattern but preserve the neighborhood consistency.

Potential Expansion

Annexation into Milford is an attractive option, and the City's infrastructure and organization can support the addition of acreage, population and new business activities. Annexations will be considered as the property owners make application to the City. The City of Milford can support additional expansion under the plan of service and infrastructure maintenance and improvements. Annexation agreements will be required to assign and guarantee developer responsibility for expansion and/or upgrades to water, sewer, electric and transportation facilities. The annexation agreements will also reference potential regional transportation projects, such as the DE Route 1/DE Route 30 intersection improvements, which will require additional agreements with DelDOT and the developers of land in proximity of this intersection. Within the Urban Growth Boundary Area, a number of existing residential subdivisions in the southwest have been included in the Annexation Plan. These lots may require emergency connection for failed on site water or sewer service and the City has the potential of supporting those needs.

The Urban Growth Boundary represents a potential future corporate boundary for the City of Milford. Within the Urban Growth Boundary, the City of Milford would entertain annexation requests from property owners on a case by case basis during the five year planning period and coordination with both Kent and Sussex Counties regarding the desired land use.

Future Land Use in 5-Year Expansion Areas Neighborhood Area – North

This area is approximately 758 acres situated in both Kent and Sussex Counties. The area includes undeveloped acreage north of Williamsville Road in Kent County, as well as eight, existing single-family subdivisions south of Williamsville Road and an existing industrial plant located between the railroad right-of-way and Holly Hill Road.

As described under the Environmental Plan, the developed properties are included to allow extension of City water and sewer service to these sites currently utilizing on-site septic systems on an as-requested basis if systems should fail. On Holly Hill Road, the Baltimore Air Coil plant has been connected to City sewer service to relieve a failing septic system. A few residences on East Lane of the North Shores subdivision are currently connected to the City's wastewater collection system. Approximately 300 on-site systems are operating within 2000 feet of the banks of Haven Lake in this area. Inclusion of the subdivisions in this area supports the long-term objective of reducing on-site wastewater disposal and its attendant nutrient loads on the Mispillion watershed. Future land use within this area will remain substantially low density residential as described in the 2008 Land Use Plan, and maintains the usage pattern of the existing development. Expansion of residential development is anticipated north of Haven Lake, and south of DE Route 14. A proposed Planned Residential Development named Hickory Glenn is proposed for an area south of Route 14 and north of Holly Hill Road. This development is a combination of Townhomes and Garden Apartments. The Baltimore Air Coil properties would remain as industrial use. North of DE Route 14, the City continues to encourage business, commercial development, and professional office development continuing the trend in place at the Milford Industrial Park to the east, Independence Commons to the northeast and the existing commercial/business development along DE Route 14.

A subarea of this Neighborhood Area is an area located to the north of Airport Road and the current City limits, and west of Bowman and Warner Roads, in Kent County. This area is already subdivided into single-family lots, including a number of large lots designated as "farmettes." A number of existing land enclaves and boundary irregularities with the City boundary are included. The area is experiencing renewed interest in mixed-use and multifamily residential in response to proposed transportation improvements at the Thompsonville Road intersection with DE Route 1 and the intersection of DE Route 14 and 15. This area is approximately 600 acres and the future land use within Northwest Milford is

envisioned as residential with a mix of housing options and limited commercial along the arterial highways.

The area to the extreme northern existing corporate boundary line contains Milford's water system and the County's wastewater collection system which currently serve a number of developed properties in this area north of the DE Route 1 and the US Route 113 split. Landowners have requested to be included in the Urban Growth Boundary Area to receive additional City services and relief from out-of-town rates. Future control of this area will permit the City to implement additional water main looping and transportation improvements as described in the long-range infrastructure plan. This area is approximately 250 acres.

The City is working with DelDOT to implement corridor capacity preservation through the combination of service roads on the east and west side of the highway, and strategic closure or limitations for cross-overs. The area will be connected to the City of Milford with the extension of Carpenters Pit Road to New Wharf Road. Continuation of the current mix of commercial and residential development with affordable housing is favored for this area.

The other subarea in the northeastern section of the Urban Growth Boundary Area includes infill within the current City limits to the west of DE Route 1 and properties to the east of DE Route 1. The Urban Growth Boundary area includes approximately 182 acres. The Urban Growth Boundary area includes the existing community of Woodshaven. The City has a water main which loops through Woodshaven and a limited number of homes are currently served.

Future land use for this area would ideally be a combination of low-density residential, and preservation of a riparian buffer along both the Swan and Mispillion waterways. This preservation area of approximately 150 acres, is a proposal under Milford's Flood Mitigation Plan, and also enhances Milford's integration into the significant Mispillion greenway and Milford Neck agricultural and wildlife preservation efforts. The City's largest water production and treatment plant is located on the east side of DE Route 1 in this area, which adds to the City's interest in environmentally responsible development in the area.

Neighborhood Area – Southeast

This section is replaced by the Milford Southeast Neighborhood Master Plan July 25, 2011. All development in the Southeast Neighborhood will be governed by

the above mentioned Plan. Therefore please consult this Plan for further information.

MAJOR CHANGES TO THE FOUR NEIGHBORHOODS FROM 2008 TO 2012

From the 2008 Comprehensive Plan the City identified four Neighborhoods (North, Southeast, Southwest and the Town Center) the major changes to these Neighborhoods since 2008 include the following:

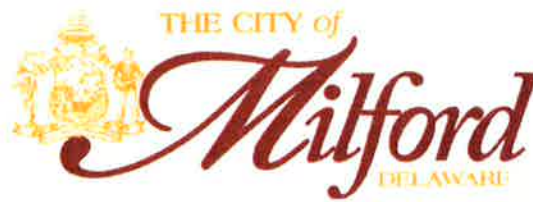
TOWN CENTER: The major changes to this Neighborhood include 1.) Continue expansion and development of the Central Core or Downtown Area of the City of Milford. 2.) Annexation to lands east of DEL 1 and south of Route 14. This area is currently within the Urban Growth Boundary and outside of the corporate limits of the City, but the landowners have request to be included as part of the 2012 Comprehensive Plan and be designated as a Residential, Commercial, and Open Space Future Land Use. 3.) Continued Commercial expansion west of DEL 1, south of Airport Road to Route 14 presently the site of a Royal Farms Convenience Store and Grotto's Pizza.

SOUTHWEST: The major changes to this Neighborhood include 1.) The proposed 200 to 250 million dollar expansion of the Milford Hospital which will provide improved and increased Medical Facilities to the City and surrounding area which could provide additional spin off medical activities as well as an economic stimulus to this Neighborhood. 2.) Continued commercial development and expansion west of Route 113, just south of Seabury Avenue at the present site of Reddner's Grocery Store. 3.) The possible Residential development at the former Central Park at Milford Ponds approved PUD.

SOUTHEAST: The major changes to this Neighborhood include 1.) The certified amendment to the 2008 Comprehensive Plan with the inclusion of the Milford Southeast Neighborhood Master Plan. This amendment sets out how this area will develop and the how expenses for development will be shared among property owners and State agencies. 2.) The proposed overpass at Route 30 and DEL 1 will enable the area east of DEL 1 to have access to this area without the current transportation impediments. 3.) Continued Commercial development at the proposed Shopping Center located at Wilkins Road, Route 30 and potential commercial development west of DEL 1 and east of Route 30.

NORTH: The major changes to this Neighborhood include 1.) Continued Industrial and Commercial expansion at Independence Commons. 2.) Expansion at the

Milford Senior High School with the construction of the Milford Academy. 3.) The construction of a 26 acre Solar Farm north of Route 14 4.) The development of Hickory Glenn.



PLANNING & ZONING DEPARTMENT
302.424.3712, FAX 302.424.3558

www.cityofmilford.com

201 SOUTH WALNUT STREET
MILFORD, DE 19963

April 3, 2013

David Edgell, AICP
Office of State Planning Coordination
122 William Penn St, Ste 301
Haslet Bldg, Third Floor
Dover, DE 19901

Dear Mr. Edgell,

Please accept the following as a reply to the PLUS review held in 2013.

Certification Comments – Comments from the Planning Commission and City Council regarding the proposed “New Wharf Development” will be included. In addition, meetings have been held with the Office of State Planning, the Delaware Department of Transportation and Dover/Kent MPO concerning the proposed development of this property with the intent to develop a Master Plan for this area.

Source Water Protection – The City of Milford will include the adopted Source Water Protection Ordinance which DNREC approved per the 2008 City of Milford Comprehensive Plan. In addition, see attached letter, which was approved for the 2008 Comprehensive Plan.

Office of State Planning – The City will contact David Edgell and begin the process to discuss the procedure to amend the South East Master Plan as it relates to the proposed Future Land Use designation of the Mill’s Property.

State Historic Preservation Officer – The City of Milford will contact Terrance Burns and add a table that identifies National Register –listed properties in and around Milford. For your information the City of Milford developed and the State approved the South East Master Plan for the City of Milford and contained in that Plan was a proposed Transfer of Development Rights and Cluster Development for this growth area.

Department of Transportation – Comments from the Planning Commission and City Council regarding the proposed “New Wharf Development”. See above under Certification Comments.


Department of Natural Resources and Environmental Control – The City of Milford will inform the property owner of the proposed “New Wharf Development” regarding the State Wetland Maps and that any activity in State regulated wetlands may require a permit from DNREC’s Wetlands and Subaqueous Lands Section. Further the City of Milford will inform the property owner that an on-site inspection by a representative of the Wetlands and Subaqueous Lands Section or an environmental consultant is recommended to determine the limits of jurisdictional

State subaqueous lands and if Waters of the U.S. are located on the property and the limits of Federal jurisdictional. According to DNREC GIS SWMP maps, there are considerable wetlands regulated by the U.S. Army Corps of Engineers, therefore the City of Milford will inform the property owner and suggest they contact them for an on-site inspection. The City of Milford will inform the property owner of additional concerns raised by DNREC regarding SIRS sites, any release of hazardous substances, etc.

Delaware State Housing Authority – The City of Milford will consider DSHA comments concerning Civil Rights obligations, Fair Housing Choices, and proposed amendments to the city of Milford's Zoning Ordinance.

If you have any questions, please feel free to contact me at (302) 424-3712.

Sincerely,



Gary J. Norris, AICP
City Planner



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES
& ENVIRONMENTAL CONTROL
DIVISION OF WATER RESOURCES
89 KINGS HIGHWAY,
DOVER, DELAWARE 19901

OFFICE OF THE
DIRECTOR

TELEPHONE: (302) 739-9950
FAX: (302) 739-7864

June 11, 2009

Mr. Gary J. Norris, City Planner
City of Milford
P.O. Box 159
180 Vickers Drive
Milford, DE 19963

Dear Mr. Norris:

Thank you for your cooperation in making the changes to the City of Milford Source Water Protection Ordinance. These changes will improve the City's ability to protect its sources of public drinking water. As you are aware, all of the City's public water supply wells draw from aquifers that are recharged within the locality of the City. Thus, local source water protection measures should protect the long-term quality and quantity of Milford's water supplies.

I believe that the Milford Source Water Protection Ordinance as revised on May 26, 2009 is adequately protective of its source water resources. If DNREC can be of assistance to you as you move forward with implementing this ordinance, please contact Mr. John T. Barndt at 302-739-9945 or john.barndt@state.de.us.

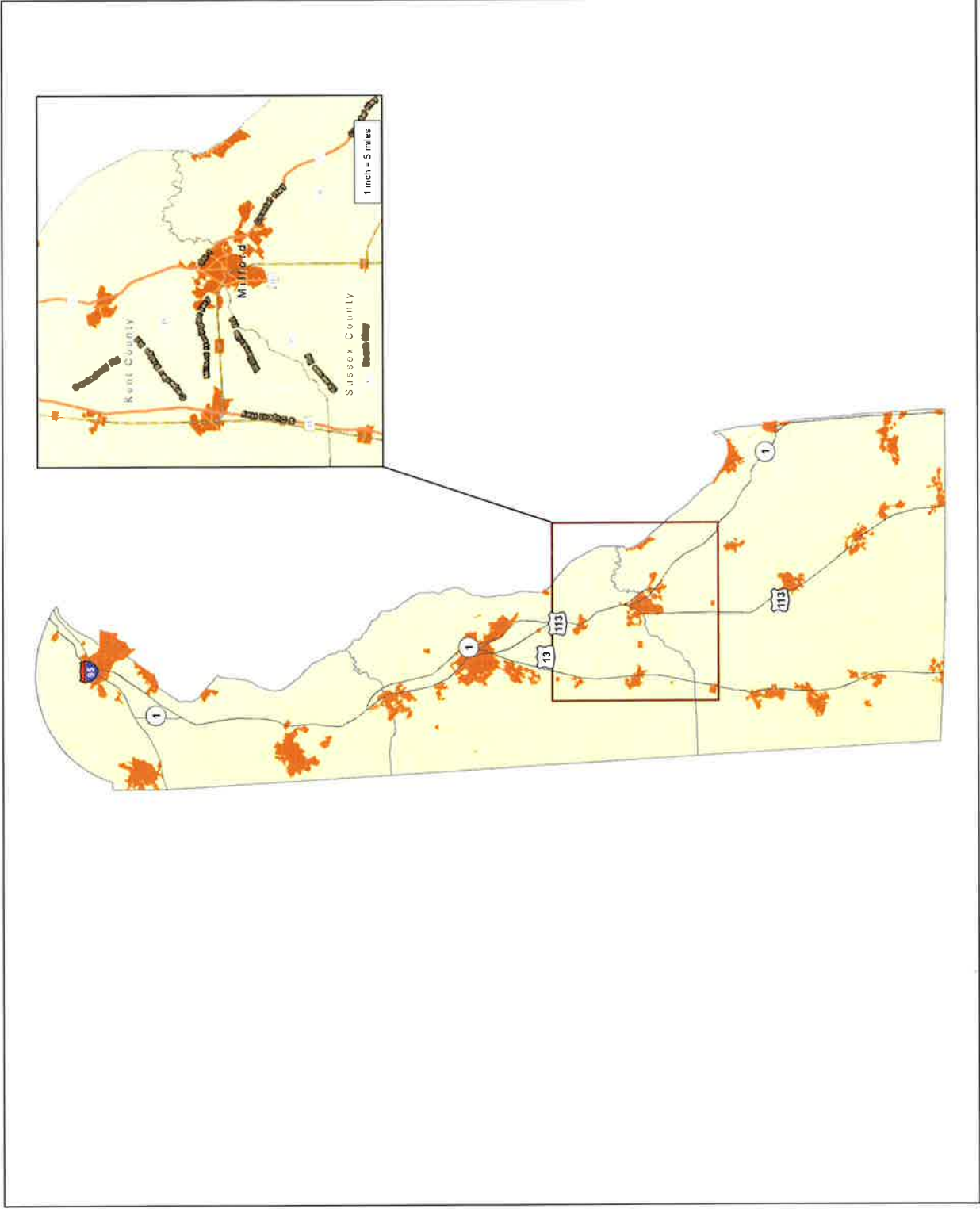
Sincerely,

A handwritten signature in blue ink, appearing to read "K. Bunting-Howarth".

Katherine E. Bunting-Howarth, J.D., Ph.D.
Director

cc: Connie Holland, Office of State Planning
John Barndt, DNREC-DWR
Lee Ann Walling, DNREC-OTS

Delaware's good nature depends on you!



City of Milford Comprehensive Plan 2013

**Figure 1
General Location**

Legend

- City of Milford
- County Boundary
- State of Delaware



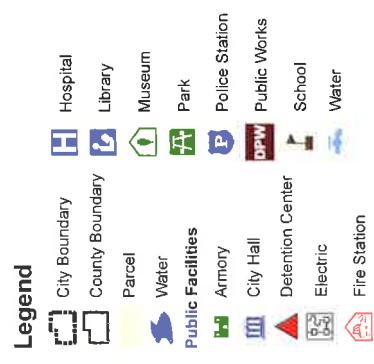
1 inch = 10 miles

Data Sources:
Roads - DELDOT
State County Municipal Boundaries - State of Delaware
Future Land Use - City of Milford

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February 2013

**City of Milford
Comprehensive Plan
2013**

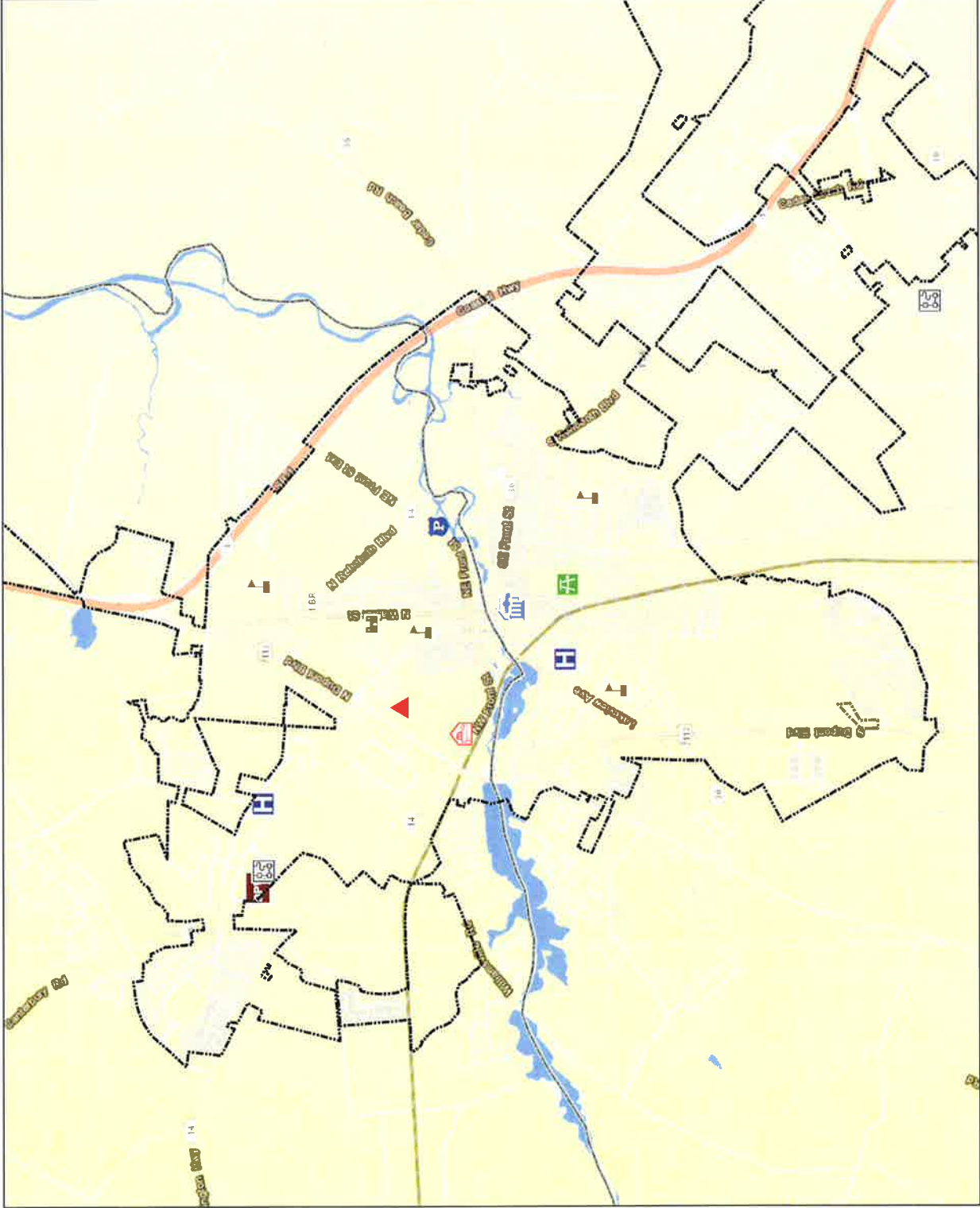
Figure 2 Public Facilities

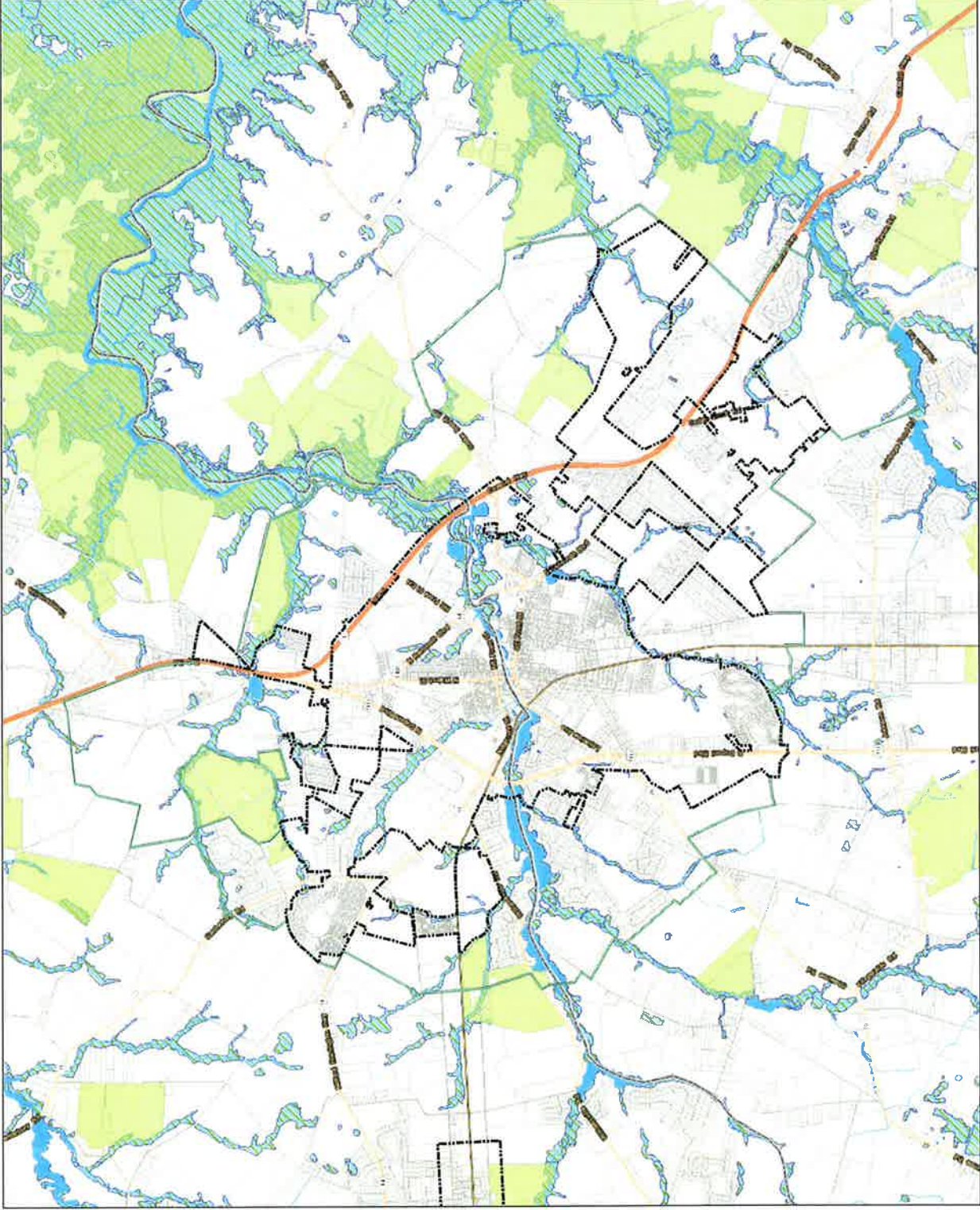


0 2,000 4,000 Feet

SCALE IS APPROXIMATE

Data Sources:
Roads - DELDOT
State, County, Municipal Boundaries - State of Delaware

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February 2013





City of Milford Comprehensive Plan 2013

Figure 3A
Natural Features

Legend

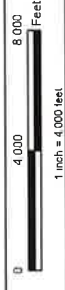
- City Boundary
- Urban Growth Boundary
- County Boundary
- Parcel

Natural Features

- Stream
- Water Body
- Well Head Protection Area

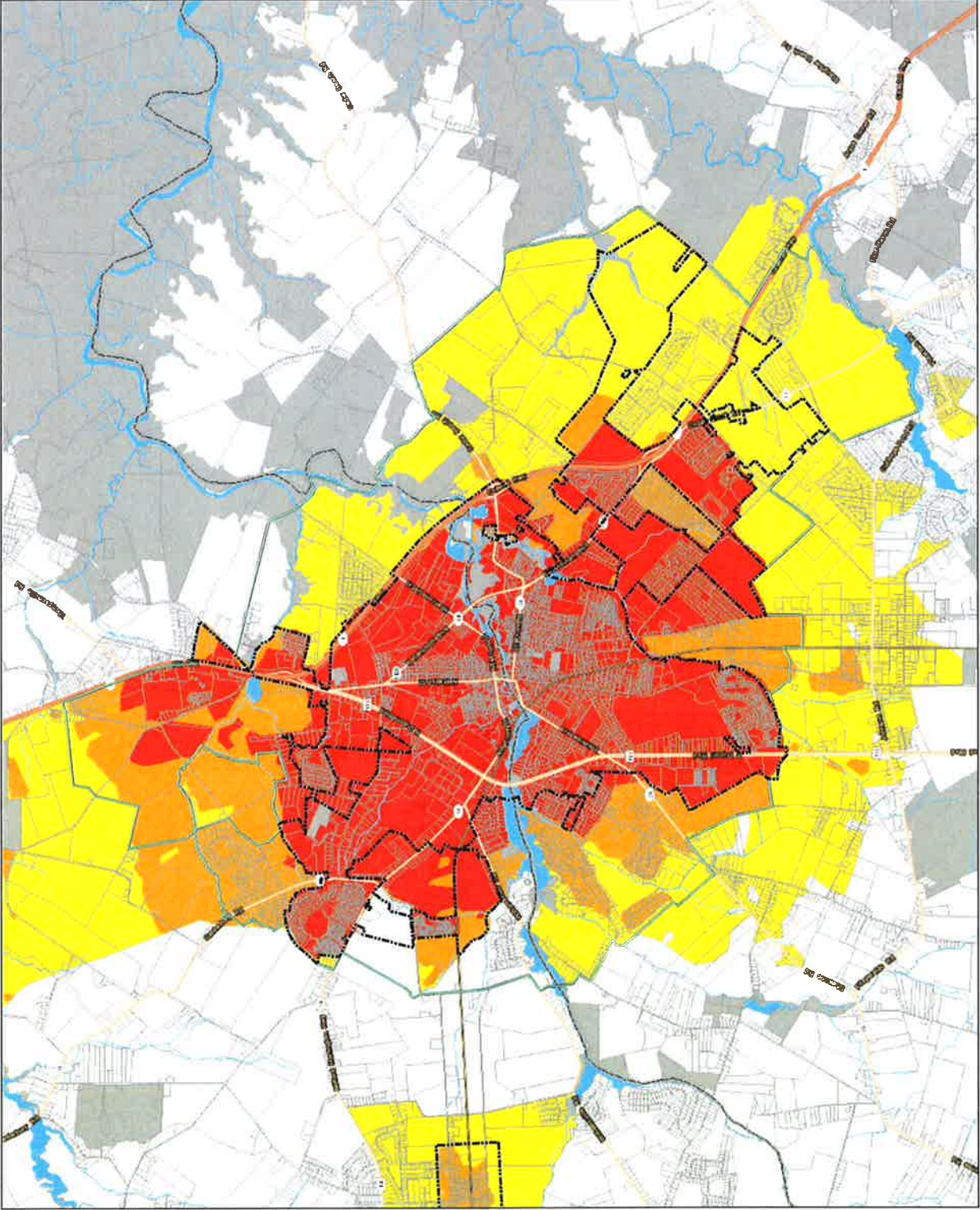
Recharge Areas

- Excellent
- Fair
- Good
- Poor
- Water/Marsh/Swamp Area



Data Sources:
Roads - DELDOT
State, County, Municipal Boundaries - State of Delaware
Hydrology - National Hydrography Dataset (NHD)
Wellhead Protection / Recharge Areas - DNREC

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City of Milford Comprehensive Plan 2013

**Figure 5
State Investment Areas**

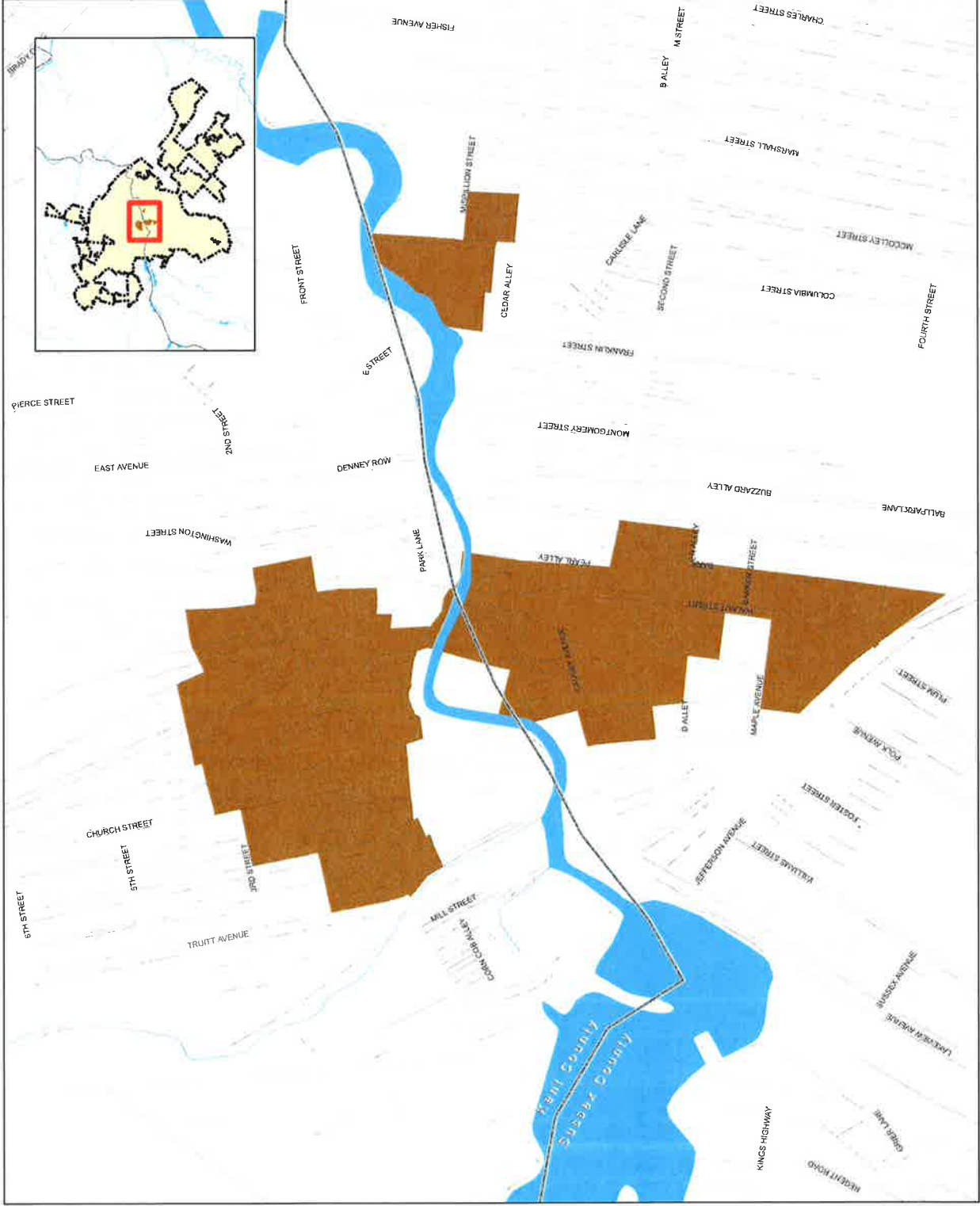
Legend

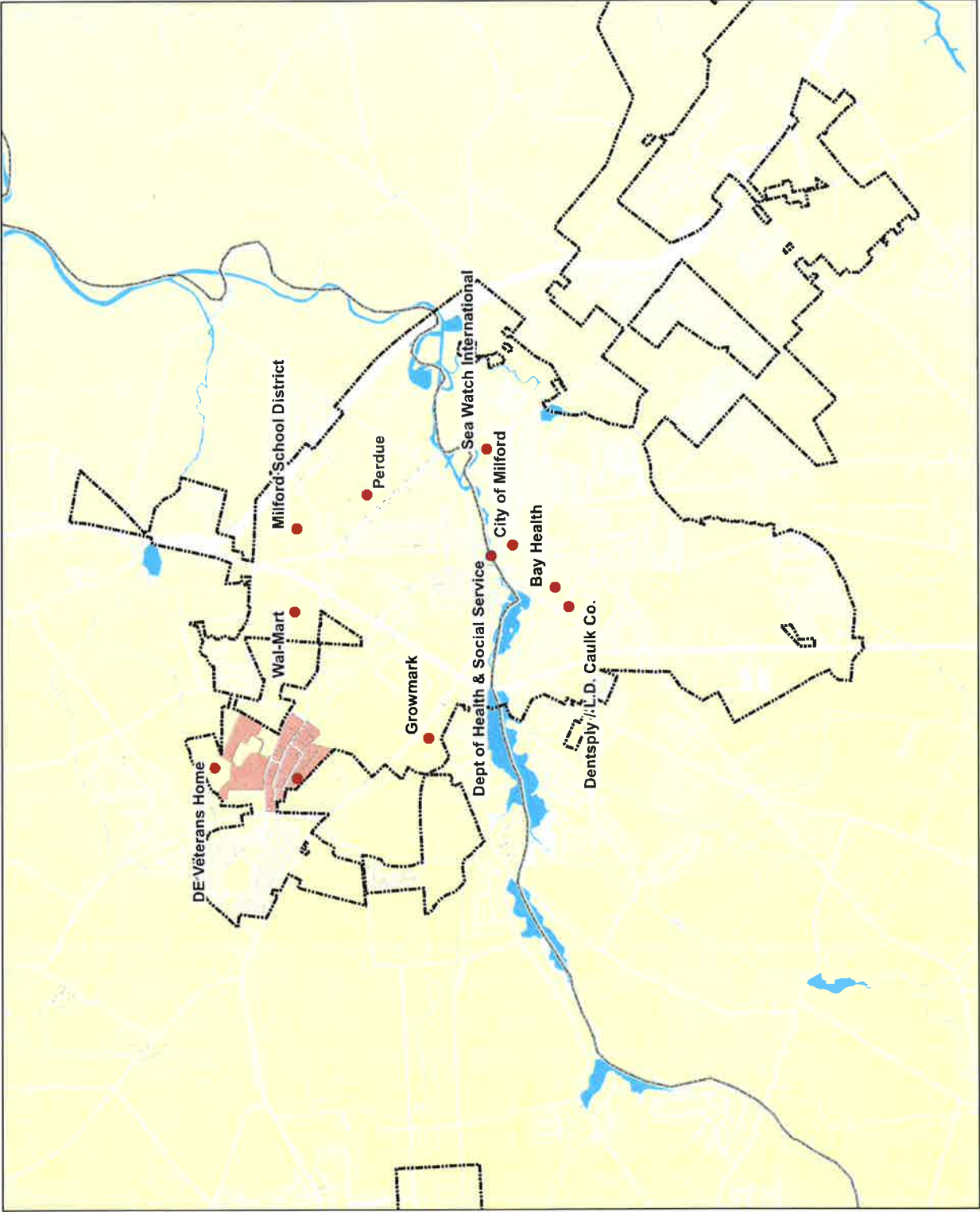
- City Boundary
- Urban Growth Boundary
- County Boundary
- Parcel
- Stream
- Water Body
- State Strategy Levels
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Level 5



0 4,000 8,000
1 inch = 4,000 feet
Feet

Data Sources:
Roads - DELDOT
State/County Municipal Boundaries - State of Delaware
Hydrology - National Hydrography Dataset (NHD)
State Strategies 2004 - Office of State Planning Coordination
1: (P:\P\2013\2013_CompPlan\Map\g30703a907_StateInvestmentAreas.mxd)
4/10/2013





City of Milford Comprehensive Plan 2013

**Figure 7
Major Employers**

- Legend**
- City Boundary
 - County Boundary
 - Parcel
 - Stream
 - Water Body
 - Business Park
 - Major Employer



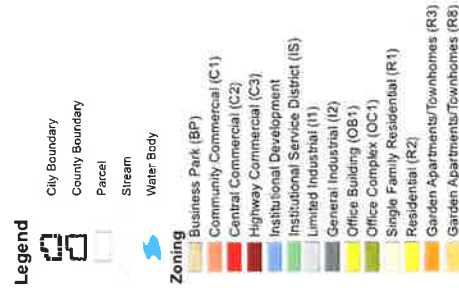
0 3,000 6,000
Feet
1 inch = 3,000 feet

Data Sources:
Roads - DELDOT
State, County, Municipal Boundaries - State of Delaware
Hydrology - National Hydrography Dataset (NHD)
Historic District - City of Milford

V:\Projects\155102_Milford\08114\105_2013Maping\2013\Fig07_MajorEmployers.mxd
April 2014

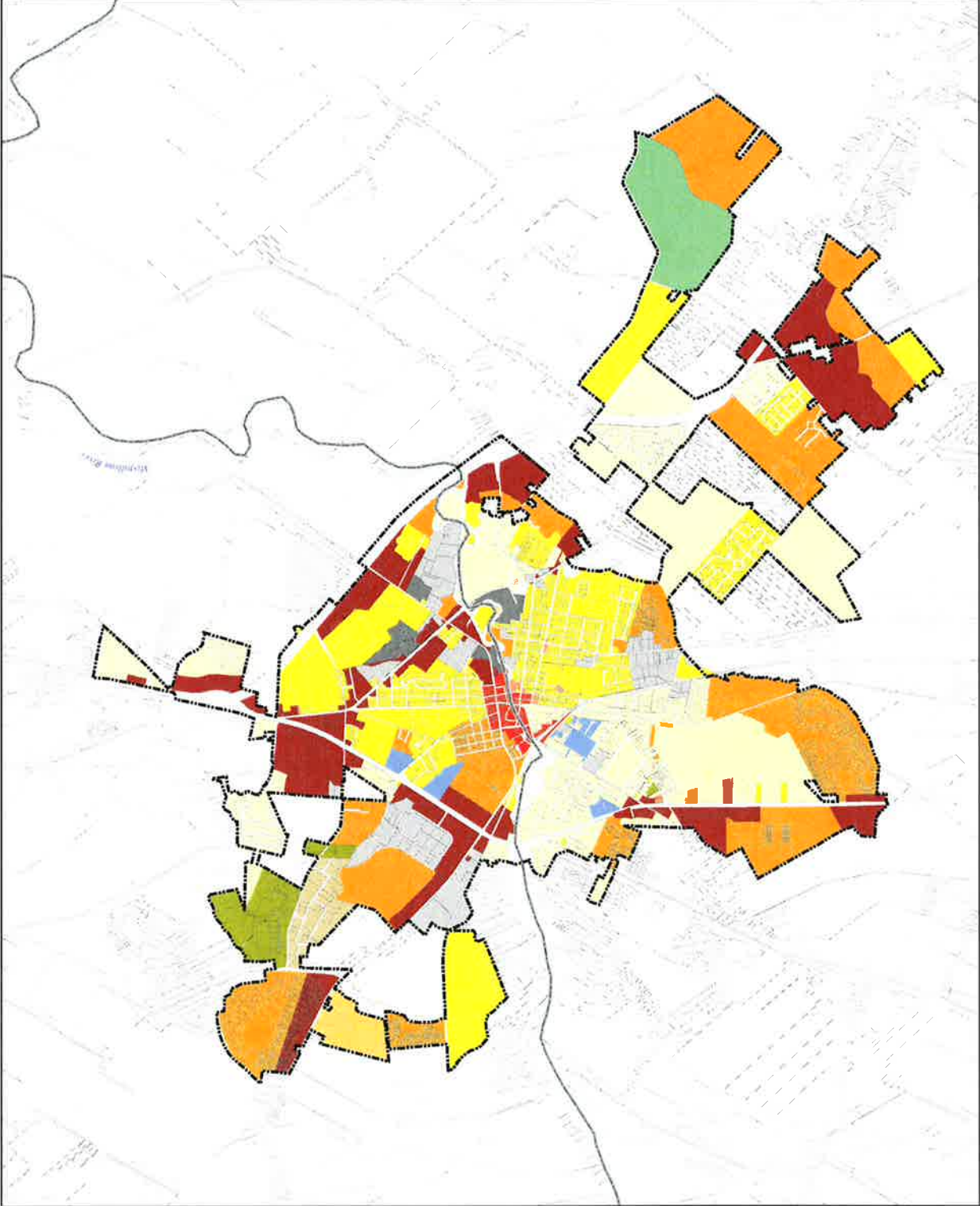
City of Milford Comprehensive Plan 2013

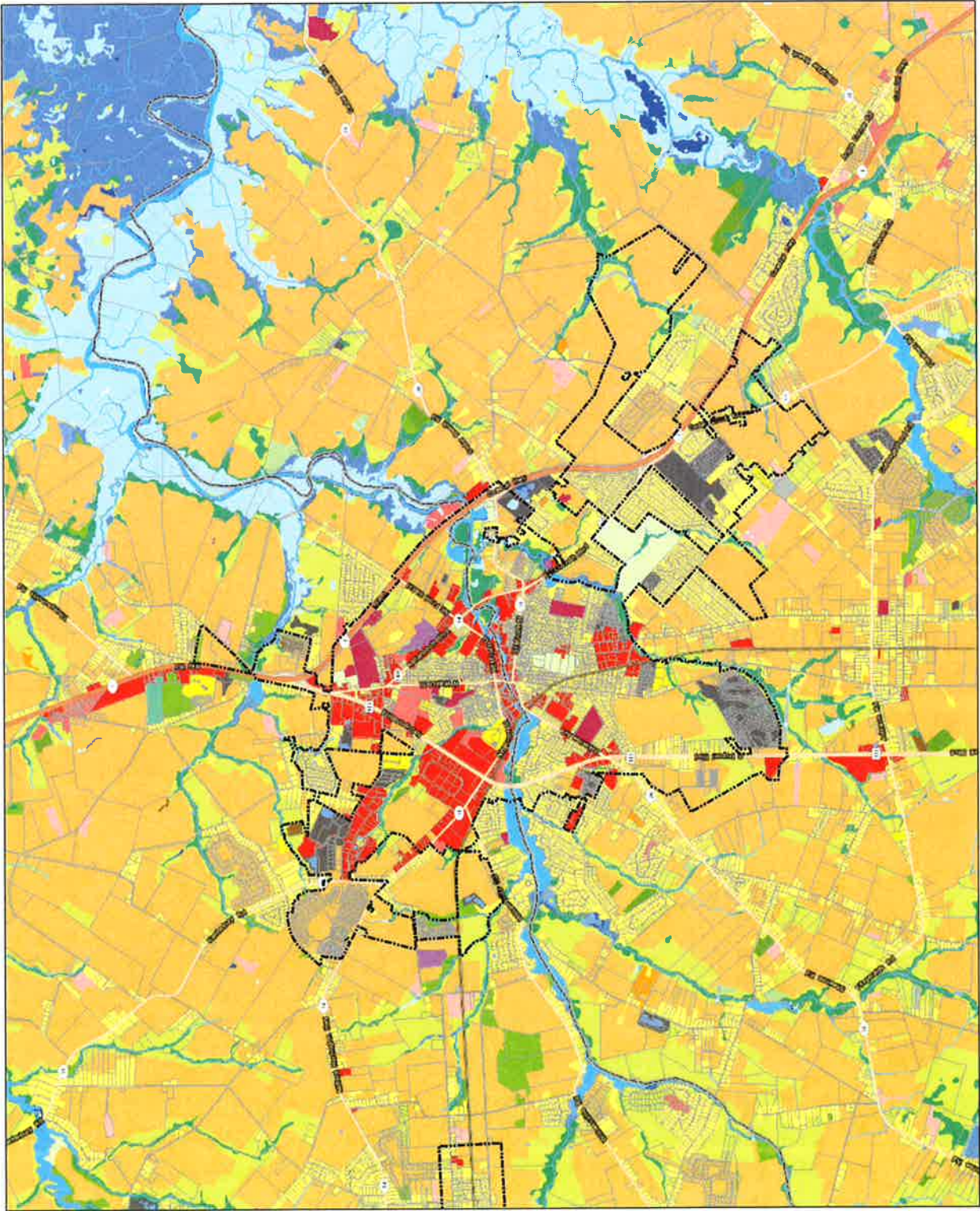
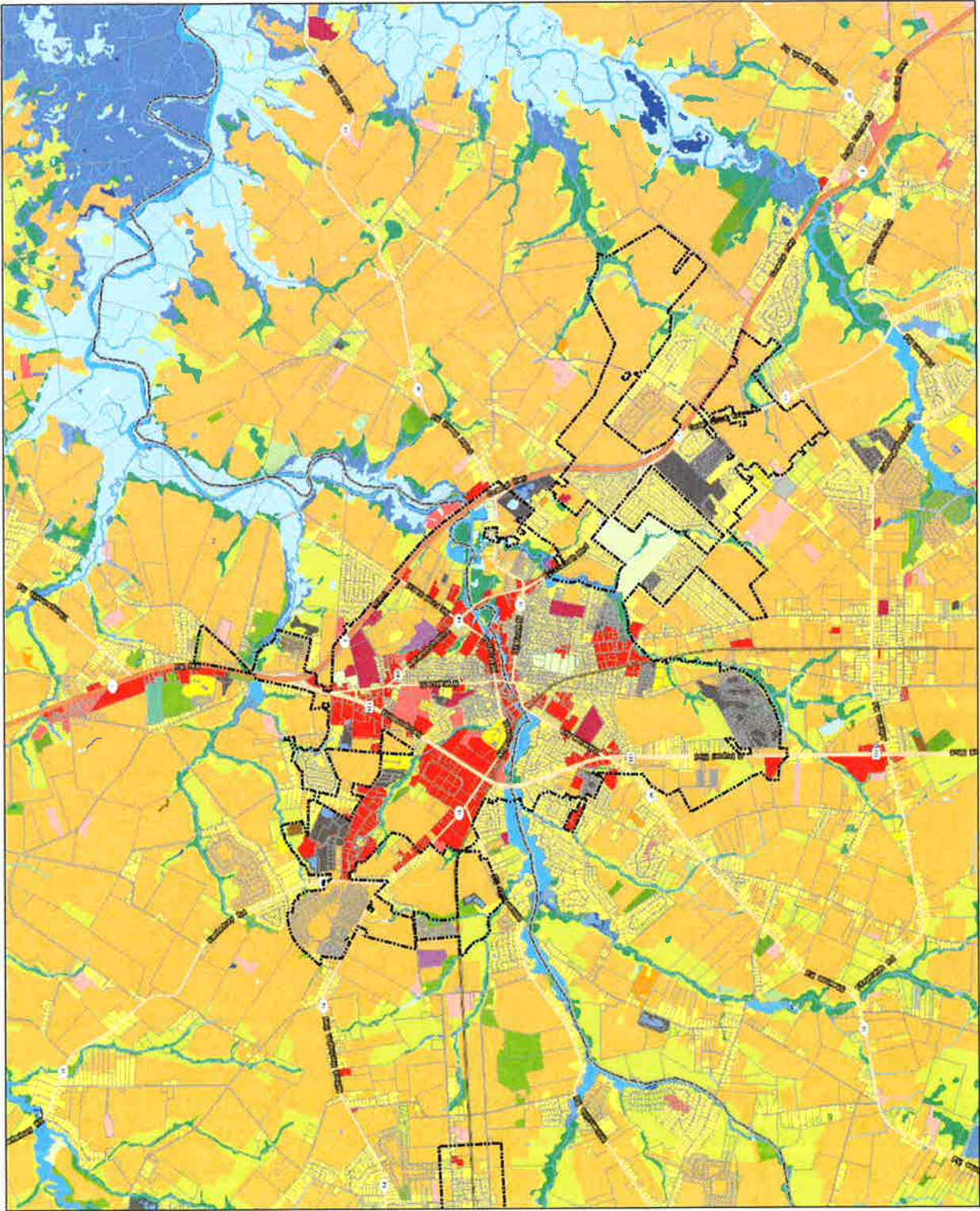
Figure 8 Existing Zoning



Data Sources:
 Roads - DELDOT
 State, County, Municipal Boundaries - State of Delaware
 Hydrology - National Hydrography Dataset (NHD)
 Zoning - City of Milford

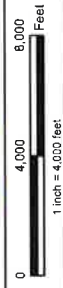
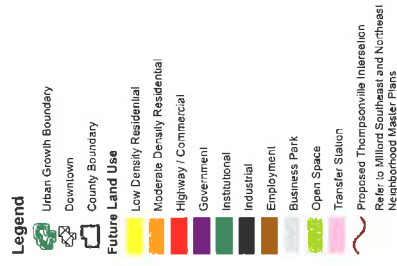
Project: 1011005_Milford2013CompPlan2013Final_Zoning.mxd
 April 2013





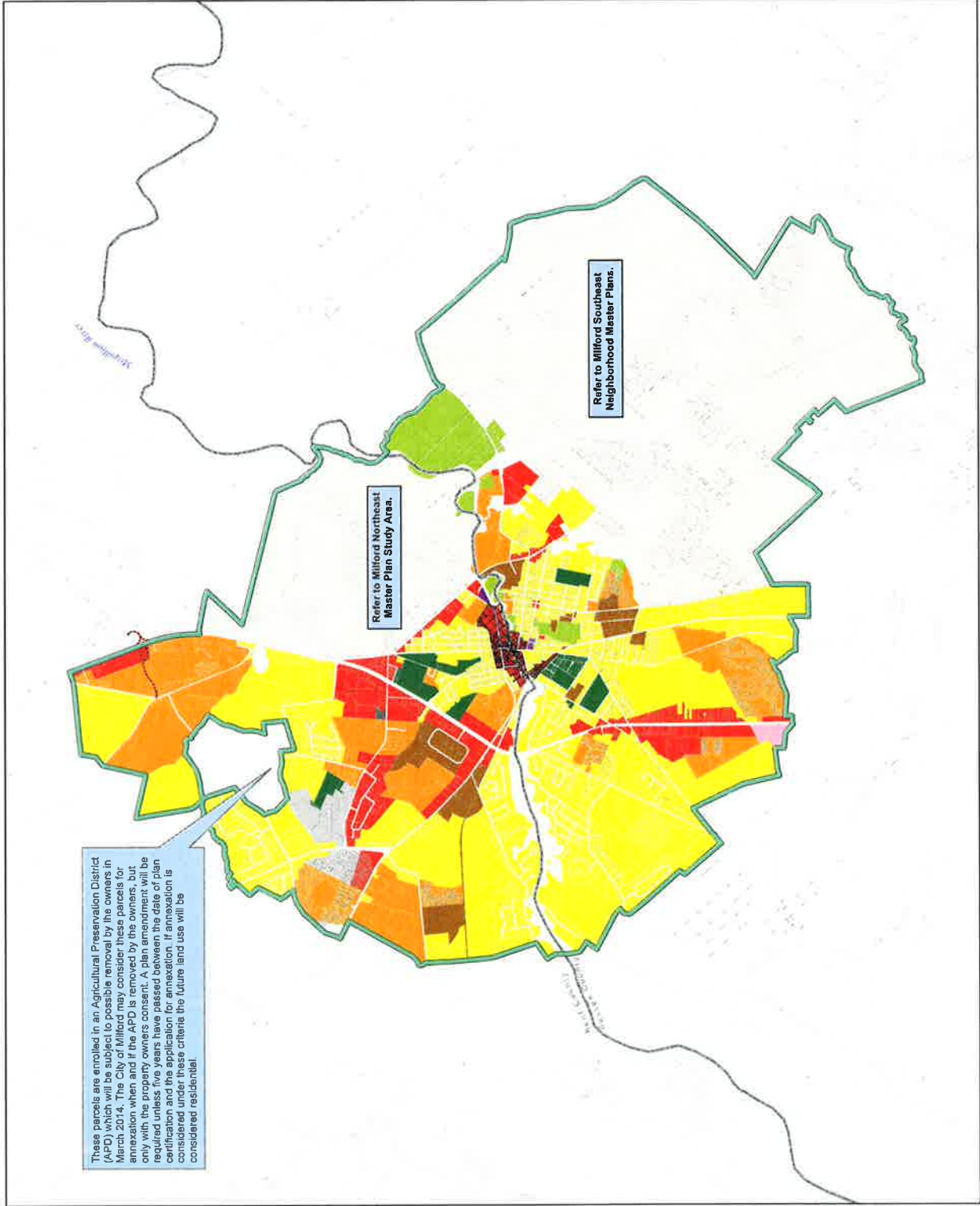
City of Milford Comprehensive Plan 2013

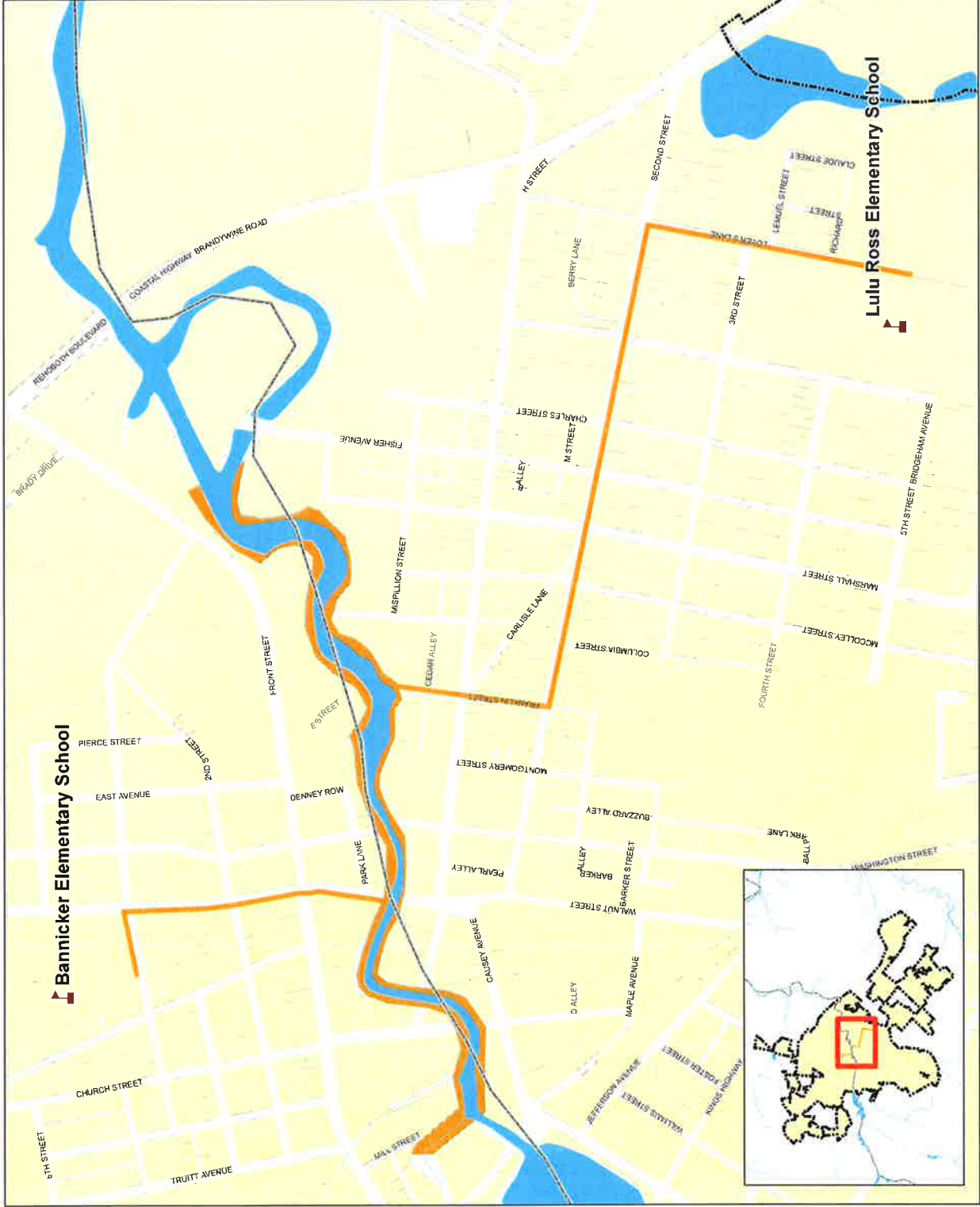
Figure 10 Future Land Use




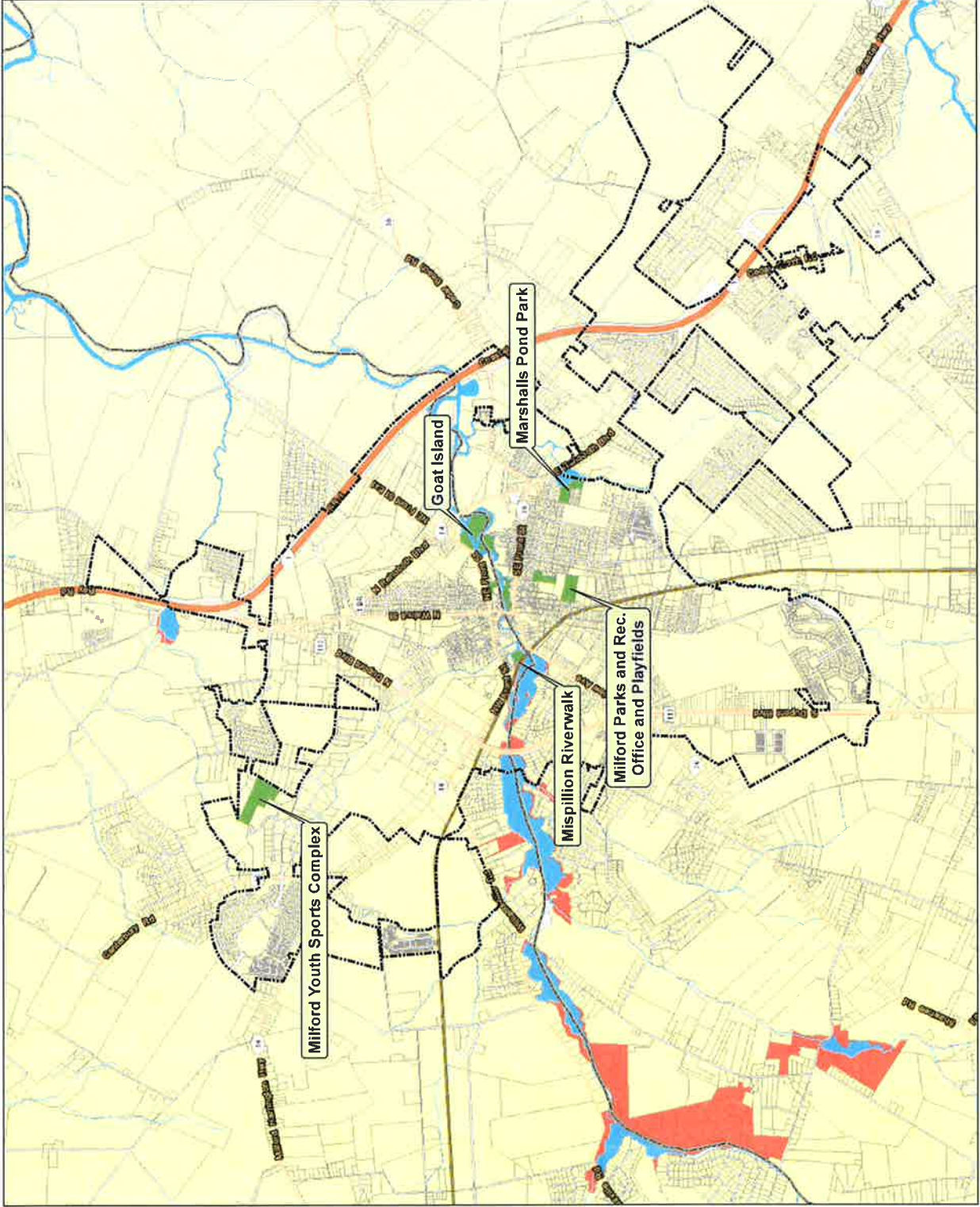
Data Sources:
Roads - DELDOT
State, County, Municipal Boundaries - State of Delaware
Future Land Use - City of Milford

W:\Projects\1331-026_Milford 2013 Comprehensive Plan\Map\2013 Fig 10_Future Land Use.mxd
April 2014





<h1>City of Milford</h1> <h2>Comprehensive Plan</h2> <p>2013</p>	<h3>Figure 11</h3> <h3>Riverwalk</h3>	<p>Legend</p> <ul style="list-style-type: none"> City Boundary Urban Growth Boundary County Boundary Parcel Stream Water Body Riverwalk Bike/Pedestrian Trail School 	 <div> <p>0 500 1000 Feet</p> <p>1 inch = 500 feet</p> </div> <p>Data Sources: Rivers - DELDOT State, County, Municipal Boundaries - State of Delaware Hydrology - National Hydrography Dataset (NHD) Riverwalk, Bike/ Pedestrian Trail - City of Milford</p> <p>February 2013</p>
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City of Milford Comprehensive Plan 2013

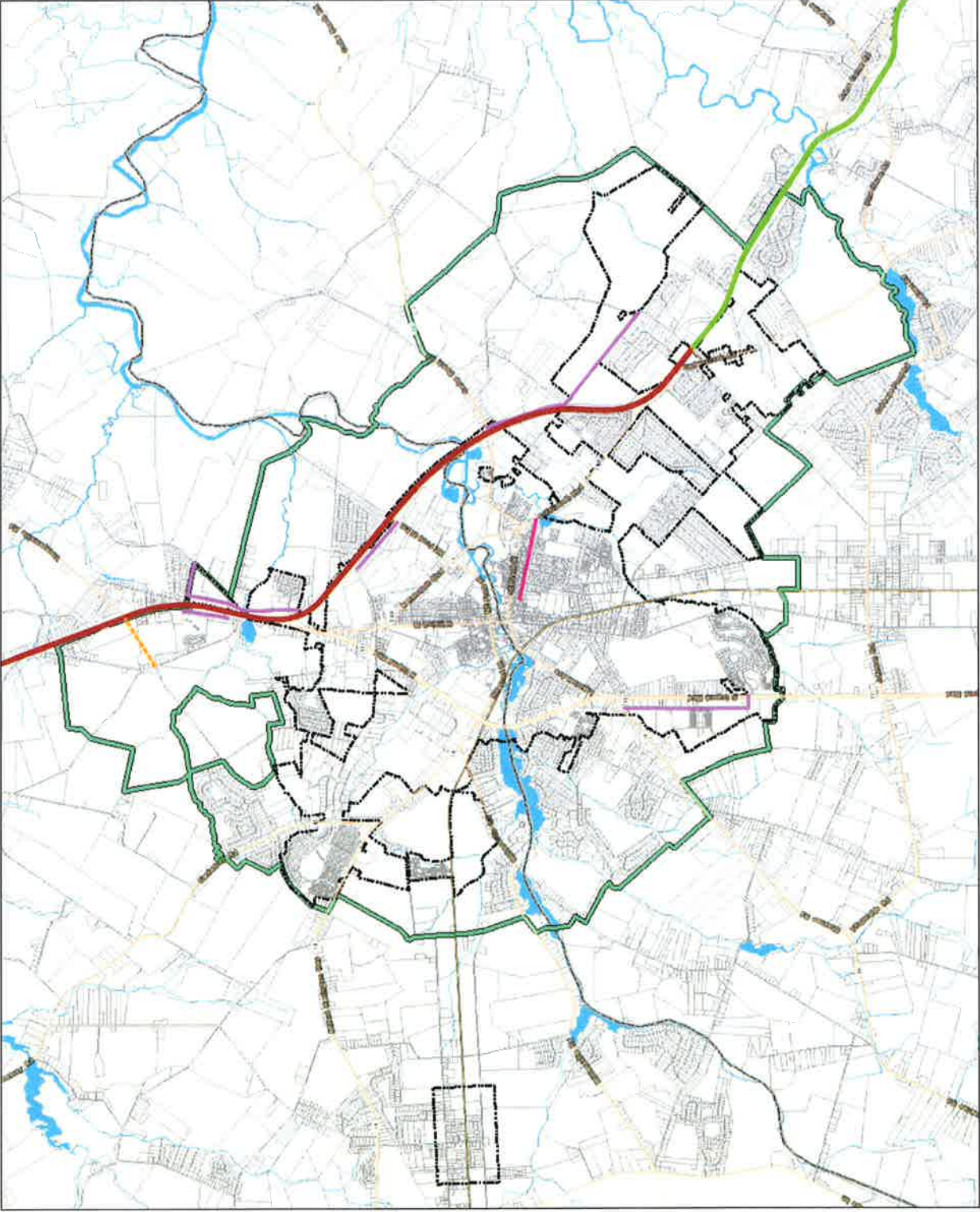
**Figure 12
Recreation Plan**

Legend

- City Boundary
- County Boundary
- Parcel
- Stream
- Water Body
- Milford Parks and Recreation Facilities
- State Fish and Wildlife














Data Sources:
Roads - DELDOT
State, County, Municipal Boundaries - State of Delaware
Hydrology - National Hydrography Dataset (NHD)
Parks and Recreation Features - City of Milford
State Fish and Wildlife - DNREC
1: V:\Projects\15151_Milford_2013_Comp_Plan\Map\fig0012_Fig12_RecreationPlan.mxd
2: February 2013



City of Milford Comprehensive Plan 2013

Figure 13
Transportation Plan

Legend

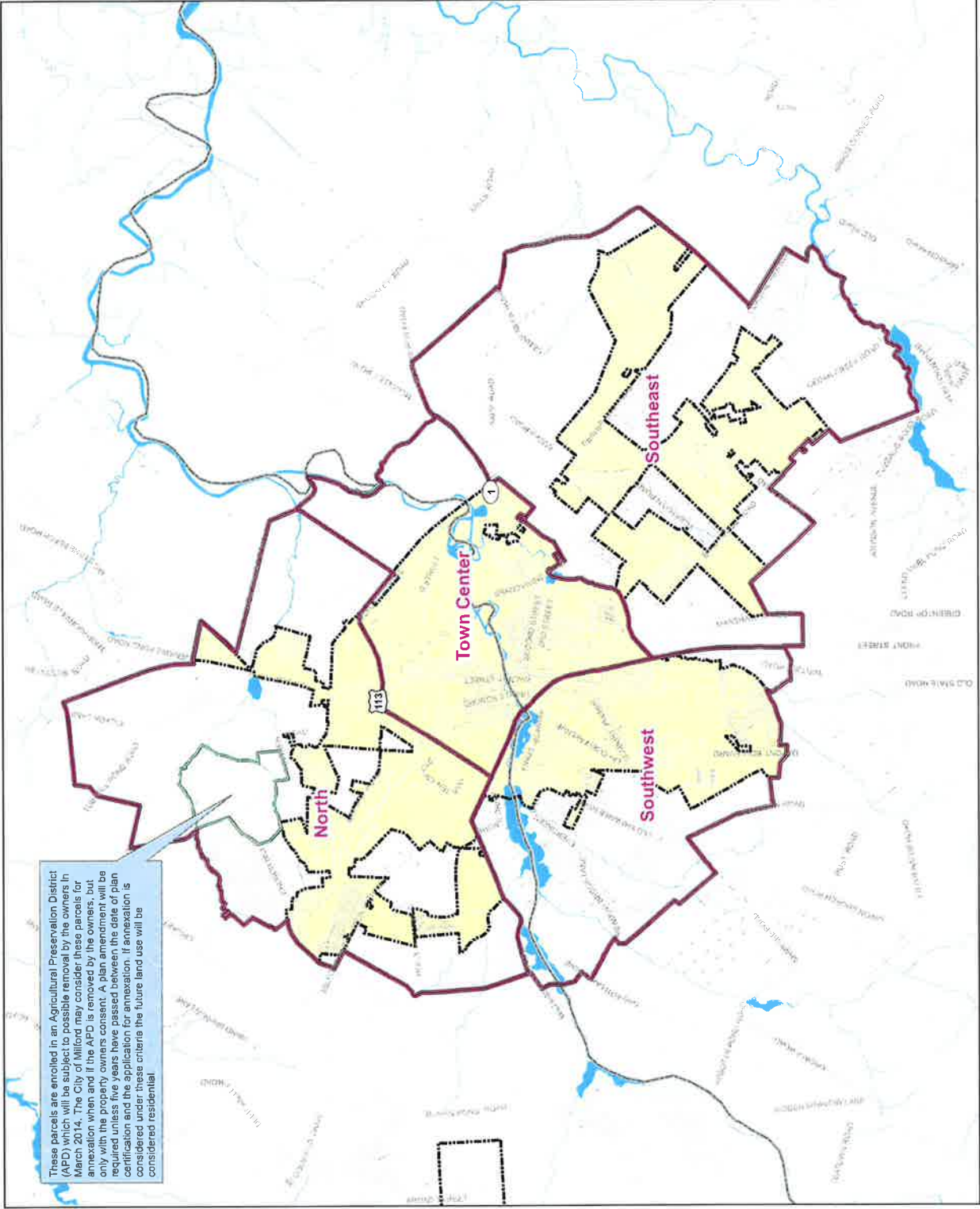
-  City Boundary
-  Urban Growth Boundary
-  County Boundary
-  Parcel
-  Stream
-  Water Body
-  DelDOT Grade Separated Intersection Project
-  Limited Access
-  Seasonal Congestion
-  Service Roads
-  Sidewalk Deterioration




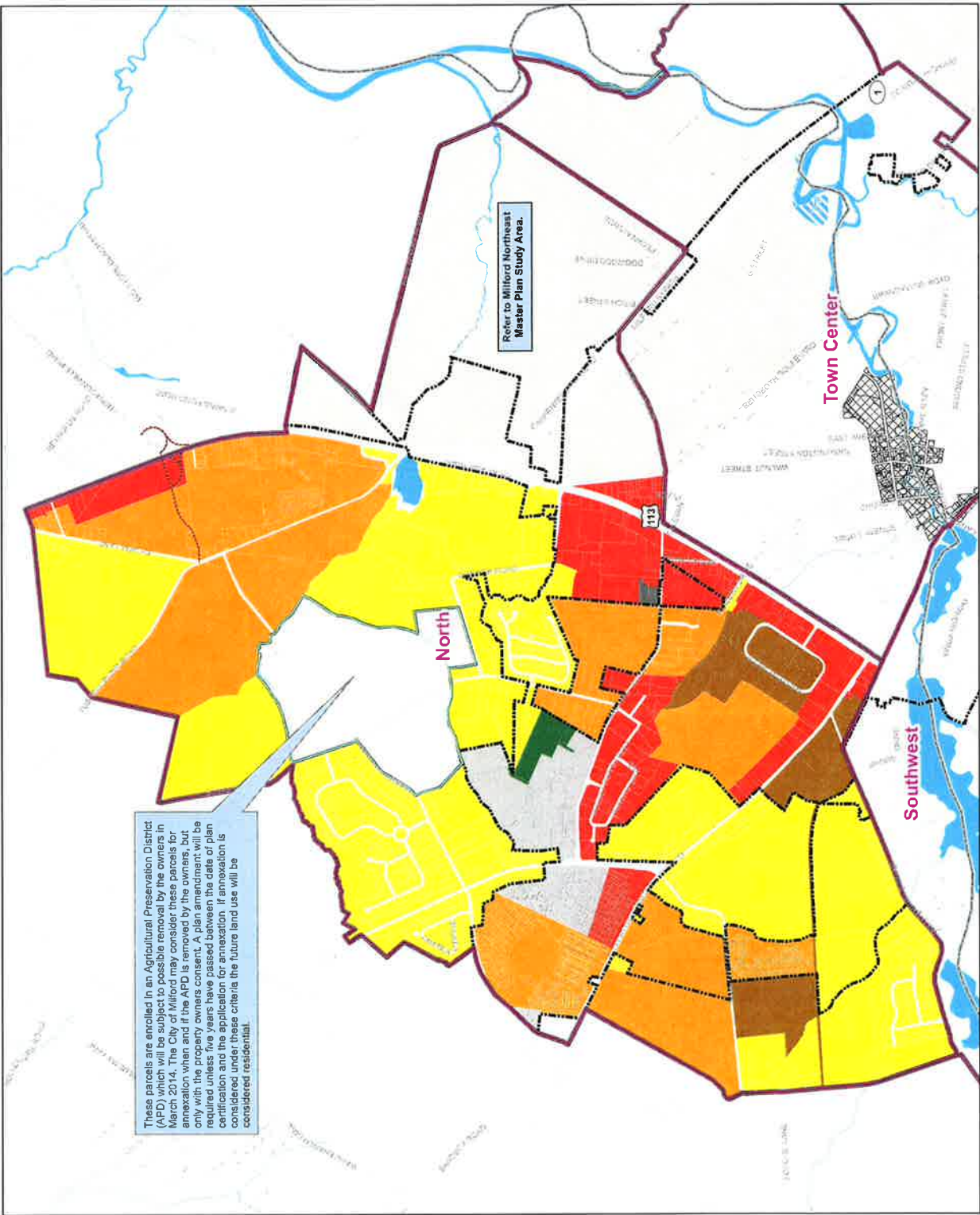
0 4,000 8,000
1 inch = 4,000 feet
Feet

Data Sources:
Roads - DELDOT
State, County, Municipal Boundaries - State of Delaware
Hydrology - National Hydrography Dataset (NHD)
Transportation Plan Features - City of Milford

V:\p\acat\1510E_Milford\1510E_001Maping\2013\Fig13_TransportationPlan.mxd
1/2/2013



<h1>City of Milford</h1> <h2>Comprehensive Plan</h2> <h3>2013</h3>	<h2>Figure 14</h2> <h3>Neighborhood Map</h3>	<p>Legend</p> <ul style="list-style-type: none"> City Boundary Urban Growth Boundary Neighborhood Boundary County Boundary Stream Water Body 		<p>0 2,000 4,000 Feet</p> <p>1 inch = 4,000 feet</p>	<p>Data Sources: Roads - DELDOT State, County, Municipal Boundaries - State of Delaware Neighborhood Boundary - City of Milford</p> <p>V:\Power\153126_Milford2013\Map\Map012\Fig14_Neighborhood.mxd April 2014</p>
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City of Milford Comprehensive Plan 2013

Figure 14A
Neighborhood Map
North

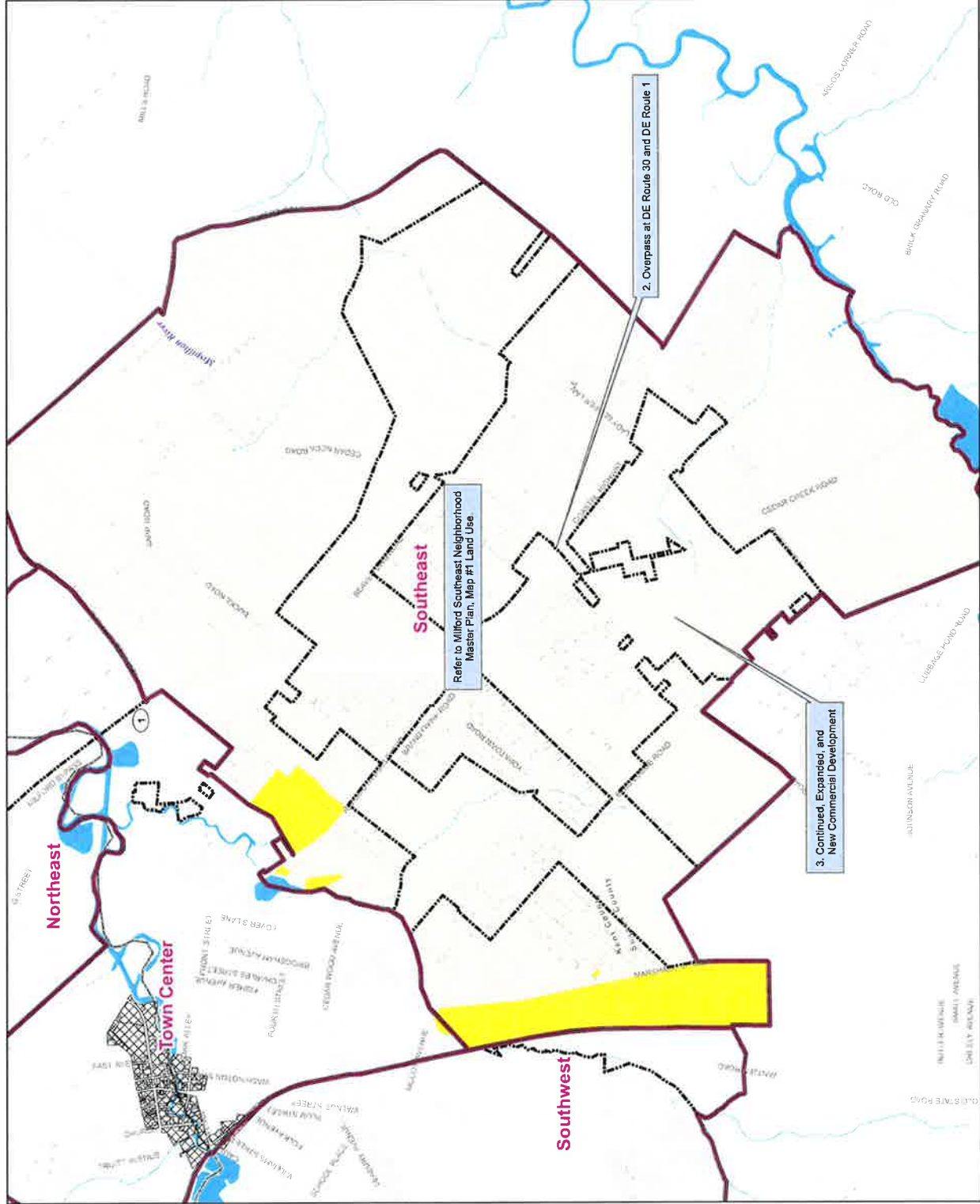
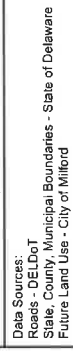
Legend

- City Boundary
- Urban Growth Boundary
- Neighborhood Boundary
- Downtown
- County Boundary
- Stream
- Water Body
- Future Land Use**
 - Low Density Residential
 - Moderate Density Residential
 - Highway / Commercial
 - Government
 - Institutional
 - Industrial
 - Employment
 - Business Park
 - Open Space
 - Transfer Station
- Proposed Thompsonville Interconnection
- Refer to Milford Southeast and Northeast Neighborhood Master Plans

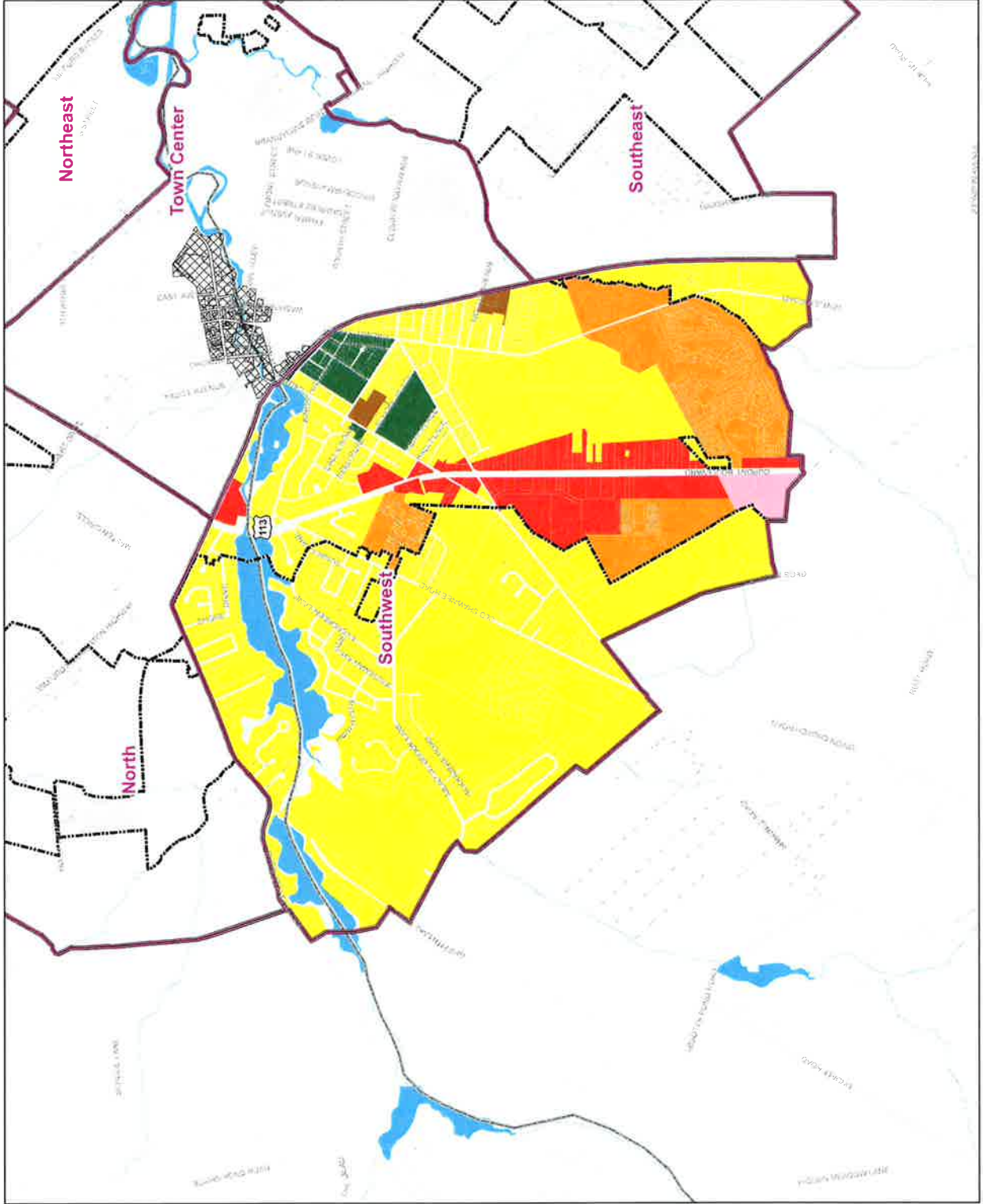


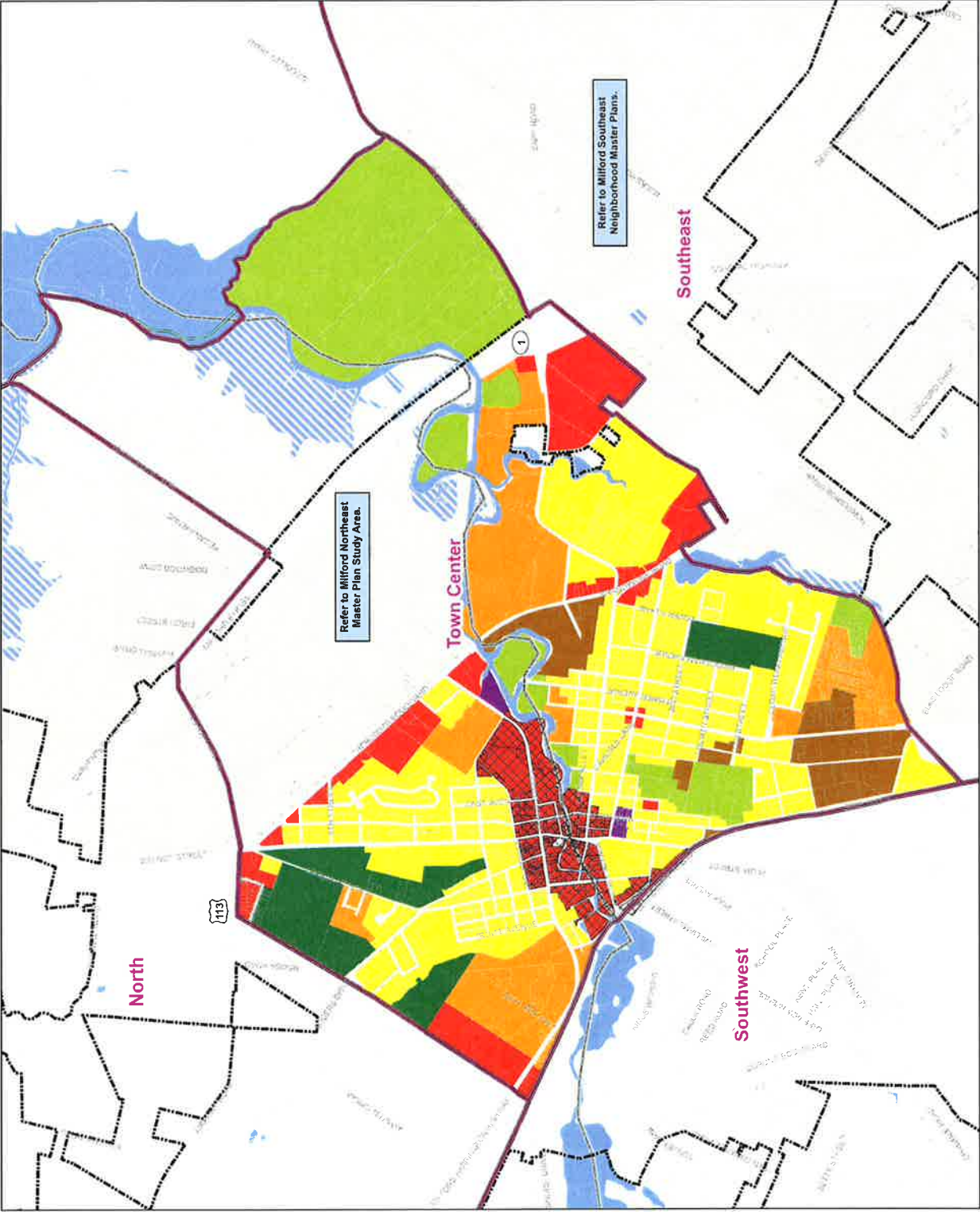
Data Sources:
Roads - DELDOT
State, County, Municipal Boundaries - State of Delaware
Future Land Use - City of Milford

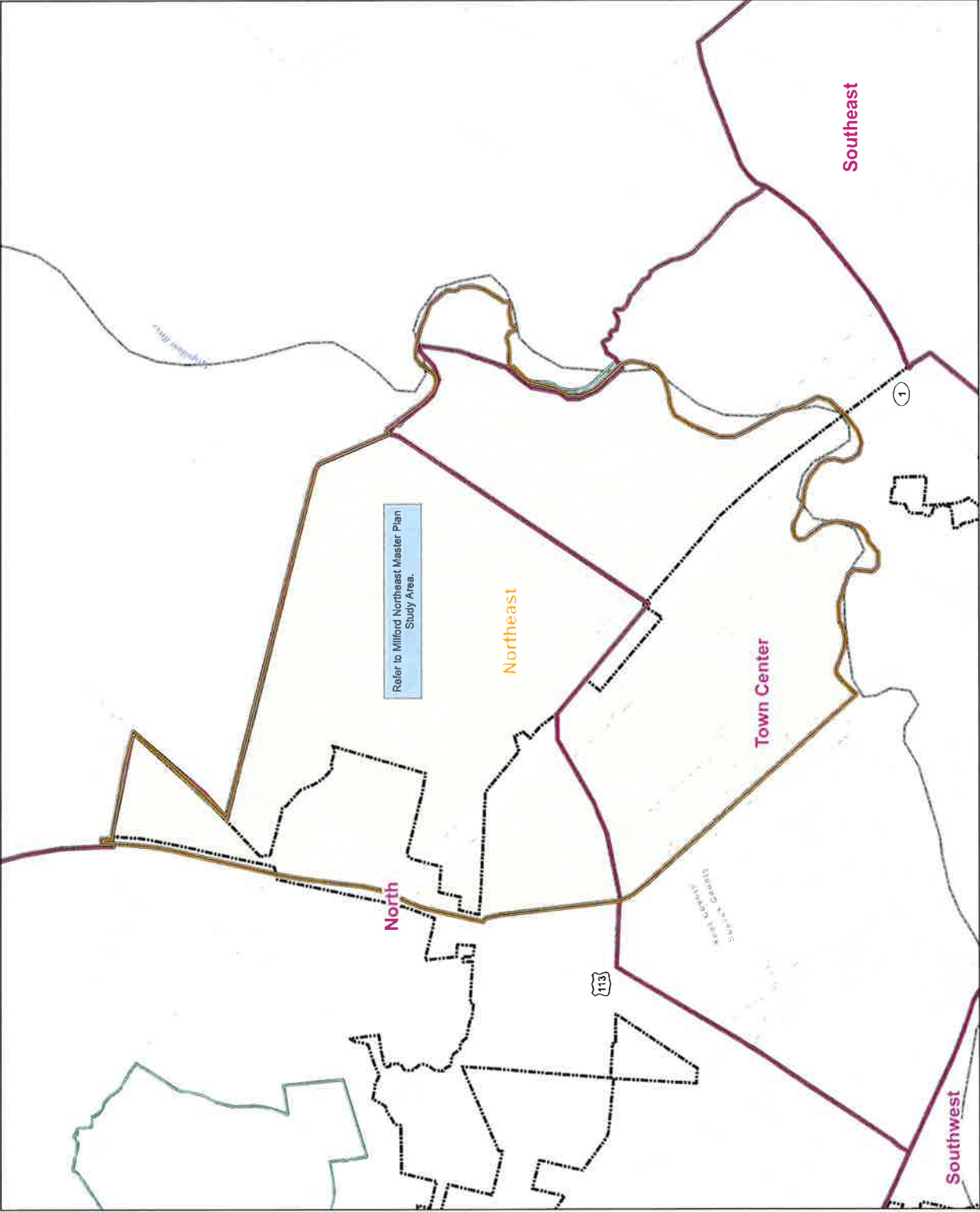
Figure 14B
Neighborhood Map
Southeast




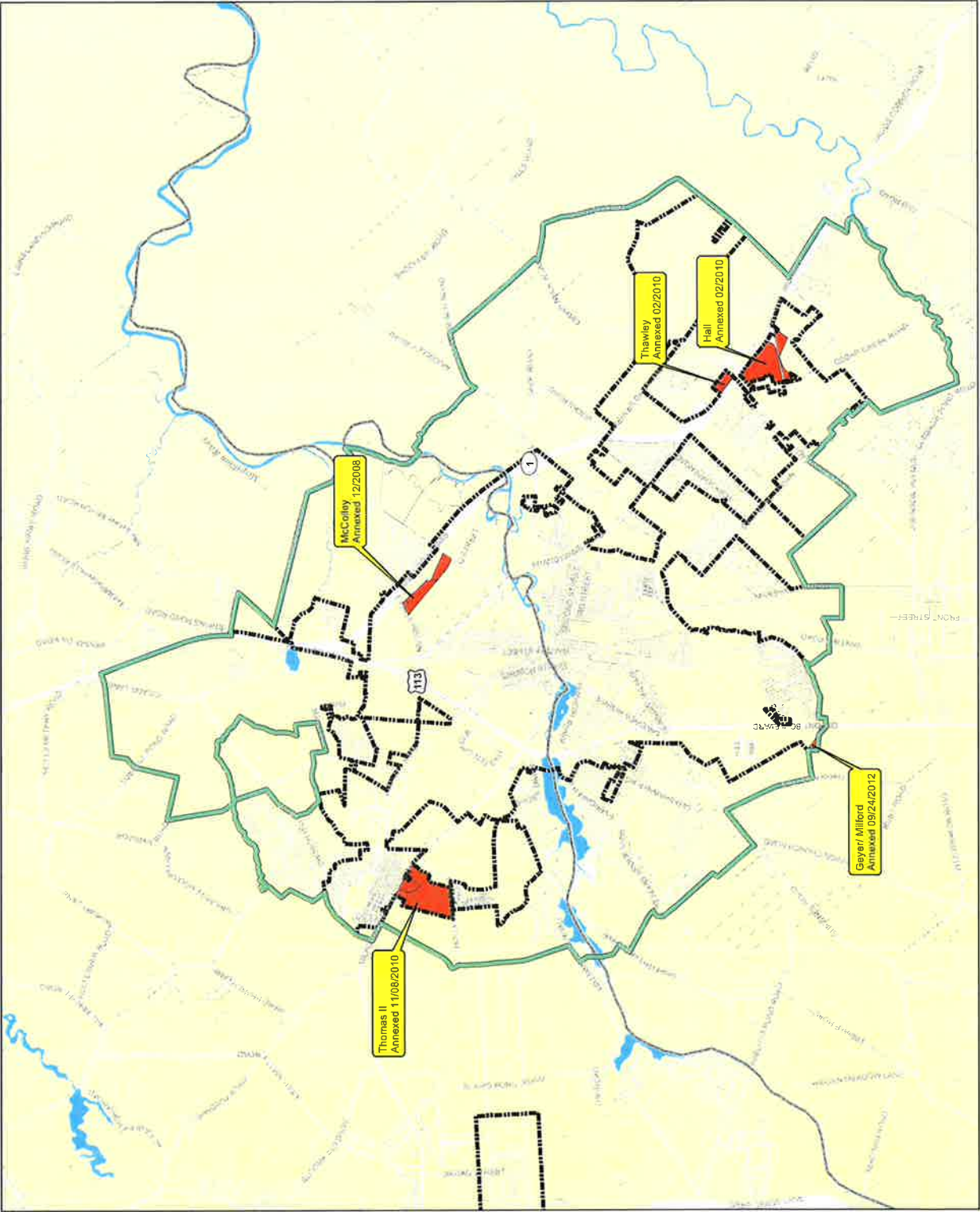
April 2011














<p>City of Milford Comprehensive Plan 2013</p>	<p>Figure 15 Northeast Study Area</p>	<p>Legend</p> <ul style="list-style-type: none"> City Boundary Urban Growth Boundary Neighborhood Boundary County Boundary Northeast Master Plan Overlay Refer to Milford Northeast Neighborhood Master Plan 		<p>0 1,500 3,000 Feet</p> <p>1 inch = 1,500 feet</p>	<p>Data Sources: Roads - DELDOT State, County, Municipal Boundaries - State of Delaware Future Land Use - City of Milford</p> <p><small>W:\Projects\2013\2013_Comp_Plan\MapDocs\Figure15_Northeast_SLA.mxd April 2014</small></p>
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City of Milford Comprehensive Plan 2013

Figure 16
Recent Annexations

Legend

-  City Boundary
-  Urban Growth Boundary
-  County Boundary
-  Parcel
-  Stream
-  Water Body
-  Recent Annexation (2008-2012)



0 4,000 8,000
Feet
1 inch = 4,000 feet

Data Sources:
Roads - DELDOT
State, County, Municipal Boundaries - State of Delaware
Recent Annexations - City of Milford